

# Center Pointe Vistoso Community Association



## Common Area Enforcement Resolution

This Resolution is adopted by the Board of Directors pursuant to its authority under Article 11, section 11.1 and Article 7, Section 7.1 of the CC&R's. All hearing notices under this resolution shall be sent by U.S. mail to the address on file with the Association or if no address has been provided by the Owner, the Lot address.

- **Hearing Notice:** if a CPV Owner, family member of an owner, tenant, guest or invitee is witnessed not following the "Community Association Rules"/trespassing/or damaging CPV common area property, the CPV Owner will be held responsible and called to a hearing before the CPV Board of Directors.
  - Hearings shall be conducted in executive session. If the Owner can not attend the hearing on the date provided in the Hearing Notice, the Owner may make a one-time written request to have the hearing rescheduled.
  - Sanctions – The following sanctions may be imposed by the Board of directors regardless of whether the Owner attends the hearing:
    - Suspension of Rights – The Board may suspend the Owner's right to use common area recreational facilities for up to sixty (60) days.
    - Monetary Penalty – The Board may impose a reasonable fine for the infraction. In addition to any fines, the Owner may also be responsible for any cost accrued by the HOA for said infraction and/or damages.

This Common Area Enforcement Resolution was Adopted at a duly-held meeting of the Board of Directors of the Center Pointe Vistoso Community Association on the 27th day of June, 2023.

*Jonathan Pinckley*

Jonathan Pinckley (Jun 29, 2023 08:09 PDT)

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President, Jonathan Pinckley  
Center Pointe Vistoso Community Association