

Covenant Enforcement and Design Guideline Violations

FAQ

Q: Does Westwind visit the Community and look for homeowner violations?

A: **Westwind performs weekly (twice a week) onsite property inspections.**

Q: Can homeowners report possible violations?

A: **Residents may contact Westwind in writing to report possible violations. You can find a copy of the legal documents for the Metro District on the website: <http://gvrnorth.com/>. If you would like to report a possible violation, or have additional questions, please email April Delgado at April@westwindmanagement.com.**

Q: How long do homeowners have to correct a violation?

A: **The resident has 10 days to cure a violation per the legal documents of the Metro District. Additional information can be found in the "Policies and Resolutions" folder on the website at <http://gvrnorth.com/>.**

Q: Are complaints verified before action is taken?

A: **This depends on the possible violation i.e. dog barking complaint. Otherwise, yes, most possible violations will be confirmed by Westwind.**

Q: Are there any fines for not complying with the Metro District covenants?

A: **Per the resolution of covenants and rules enforcement:**

1st Letter sent is a courtesy letter

2nd Letter Fine of \$100.00

3rd Letter Fine of \$200.00

4th Letter Fine of \$300.00

5th Letter Refer to Attorney with a \$50.00 daily fine

Q: What happens if I do not pay the fines and do not correct the violation?

A: **Liens can be filed on your home for unpaid fines and uncured violations.**

Q: Are details of violations shared?

A: **This is private information and thus will not be discussed with other homeowners.**

Q: Can a design review application be submitted after an improvement has been installed?

A: **Yes, residents may submit a design review application for the improvement to be reviewed (after the fact) by the design review committee. Please note that this does not guarantee the improvement will be approved by the committee.**

Q: How long does it take to have a design review application reviewed?

A: **Once a complete design review application has been submitted to Westwind, the design review committee has 30 days to review and provide an outcome of the submission.**