WESTSIDE TRAILS HOA
Progressive Enforcement Policy & Fine Schedule

Purpose
The Westside Trails Homeowners Association (HOA) is committed to maintaining the appearance, safety, property values, and overall enjoyment of the community through fair and consistent enforcement of the Covenants, Conditions and Restrictions (CC&Rs).

Whenever possible, the Association will encourage voluntary compliance through communication with homeowners before initiating formal enforcement action. The goal is to provide homeowners with reasonable notice and an opportunity to correct violations while ensuring the CC&Rs are consistently upheld.

Progressive Enforcement Process
1. Courtesy Reminder
For first-time or minor violations, the HOA may issue a courtesy reminder notifying the homeowner of the concern and providing an opportunity to voluntarily correct the issue.
2. Formal Warning Notice
If the violation remains unresolved, a formal written notice will be issued identifying:
- The nature of the violation.
- The applicable CC&R provision.
- The corrective action required.
- A reasonable deadline for compliance, generally 14 days.

3. Fine Assessment
If the violation is not corrected within the specified timeframe, fines may be assessed in accordance with the HOA's adopted fine schedule.
4. Continued Noncompliance
Additional fines may be assessed for continued violations as outlined in the applicable fine schedule. The homeowner will be provided notice of any additional fines assessed.
5. Hearing Opportunity
Homeowners may request an opportunity to appear before the Board to discuss the violation, provide additional information, dispute the alleged violation, or request additional time to achieve compliance.
6. Legal Enforcement
If a violation remains unresolved, the Association may pursue additional remedies available under the CC&Rs and applicable Montana law, including placing a lien against the property when legally permitted.

General CC&R Violation Fine Schedule
The following schedule applies to general violations of the Westside Trails CC&Rs, **excluding livestock violations, which are addressed separately in this policy.**

Enforcement Step	Fine / Correction Period
First Courtesy Notice	No fine; 14 days to correct
Second Notice / Formal Warning	No fine; additional 14 days to correct
Third Notice	$50 fine
Continued Noncompliance	Additional $100 fine as established by the adopted fine schedule

Enforcement Step	Fine / Correction Period
Maximum Fine Accumulation Period	Not to exceed 8 weeks after issuance of
Further Enforcement	Lien action may be pursued following the 8-week enforcement period, subject to the CC&Rs and applicable law

Eight-Week Enforcement Limit: Fines for general CC&R violations shall not accumulate beyond an eight-week enforcement period. The eight-week maximum accumulation period for the fine begins with the Third Notice, when the fine is imposed. If the violation remains unresolved at the conclusion of this period, the Association may pursue collection and lien remedies as permitted by the governing documents and applicable law.
The eight-week period is intended to provide homeowners with a reasonable opportunity to correct the violation and resolve any outstanding fines before further collection action is considered.

Examples of General CC&R Violations
Examples of violations subject to the general enforcement and fine schedule may include:

- Landscaping and property maintenance issues.
- Unauthorized structures or improvements.
- Improper parking or storage.
- Trash container violations.
- Exterior property maintenance concerns.
- Architectural violations.
- Other violations of the Westside Trails CC&Rs.

Livestock / Animal Violation Fee Schedule

Livestock and animal violations are subject to a separate fee schedule adopted by the Westside Trails HOA Board.

A violation of the livestock provisions of the CC&Rs may result in the following fees:

- Initial Violation Fee: $300
- Correction Period: Fourteen (14) days from the date of proper written notice to correct the violation.
- Continued Noncompliance: If the violation remains unresolved after the 14-day correction period, an additional $300 per week may be assessed for each week the violation continues.
- Maximum Enforcement Period: Eight (8) weeks, beginning on the date the initial fine is imposed.
- Maximum Accumulated Fees: $2,400.

The property owner will be provided proper written notice of the violation and fourteen (14) days to correct the violation. If the violation is not corrected within the 14-day correction period, the initial $300 violation fee will be assessed. Beginning thereafter, an additional $300 per week may be assessed for each week the violation remains unresolved, subject to the eight-week maximum enforcement period and maximum accumulated fees of $2,400.

If the violation remains unresolved at the conclusion of the eight-week enforcement period, the Association may pursue a lien against the property for outstanding fees, subject to the CC&Rs and applicable Montana law.

Livestock and animal violations may include, but are not limited to:

- Keeping livestock or animals not permitted under the CC&Rs.
- Exceeding the permitted number of livestock or animals.
- Keeping livestock on a property that does not meet applicable lot-size requirements.
- Failure to comply with applicable livestock restrictions.
- Other livestock or animal-related conditions specifically prohibited by the CC&Rs.

Livestock and animal violations are excluded from the general fine schedule and are subject to the separate livestock fee schedule outlined above.

Board Discretion and Consistent Enforcement

The Board reserves the right to consider the nature, severity, and circumstances of a violation when determining appropriate enforcement measures. All enforcement actions will be administered consistently and in accordance with the Westside Trails CC&Rs, adopted HOA policies, and applicable Montana law.

The Association will make reasonable efforts to communicate with homeowners, encourage voluntary compliance, and provide an opportunity to resolve violations before pursuing additional enforcement remedies.

Board Adoption
Westside Trails Homeowners Association
Date of Adoption: October 30, 2026