

HOA VIOLATION

Modoc Recreational Estates Association
PO Box 1237
Alturas, CA 96101
530-233-3799
MREAbusinessofc@outlook.com

Date: _____

APN: _____

Recipient's Name: _____

Recipient's Physical Address: _____

Mailing Address _____

Dear _____ Property Owner,

Please note that the CC&Rs exist to maintain the community's safety and aesthetics. It has come to the attention of the Modoc Recreational Estates Association Board of Directors that you may have committed the following alleged violation:

This is in violation of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) which states:

☐ 1(a) No person shall permit the accumulation of debris or inflammable materials on any portion of the property covered by these covenants, and every person residing on, using or otherwise occupying any portion of the premises shall observe forestry practices to eliminate fire hazards, and keep the premises in a healthy and pleasing condition.

☐ 1(b) The exterior portions of all buildings which are constructed upon any parcel of the property, and are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final coat.

☐ 1(c) All residences shall be completed before occupancy.

This is in violation of the Recorded Bylaws of the Modoc Recreational Estate Association, Article VII Housing rules which states:

☐ Section 1. Mobile Homes. All mobile homes for permanent dwelling shall be at least ten (10) feet by forty (40) feet and no more than ten (10) years old, unless approved by the Board of Directors.

☐ Section 2. Dwellings other than Mobile. Dwellings must be at least five hundred (500) square feet.

☐ Section 3. Travel Trailers. Travel trailers may be lived in while homes are under construction if they are self-contained, or proper health inspection has been passed by the Modoc County Health Inspector.

As a member of Modoc Recreational Estates Association please remember that you are obligated to adhere to the Rules and Regulations of the community as they are outlined in the Governing Documents. You must hereby remedy the violation.

Please note, you have a right to attend a hearing and present evidence in your defense. You may appear in person, via zoom, or present a written response.

A hearing to discuss this notice has been scheduled for: Date _____ Time _____

Location _____ Zoom meeting is available,

Failure to comply with the required action within the specified time will /may result in fines, penalties and abatement costs. The property owner is responsible for all costs associated with the abatement of these violations, including inspection fees, and any cost incurred by the MREA if forced to abate these violations. We appreciate your cooperation in this matter. Should you have any questions or concerns do not hesitate to let us know.

Sincerely,

Modoc Recreational Estates Association Board of Directors