

Nuisance Procedure

1. Upon receipt of a member complaint that qualifies as a nuisance (Article IV, Section 2(e)) the staff will request that the complaining party fill out a nuisance complaint form.
2. The nuisance complaint form will be date stamped when received. The staff will verify all information has been filled in and appropriate documentation supplied to substantiate the complaint.
 - a. Appropriate documentation will consist of at least three occurrences of the activity within a two-week period being documented with the date, time and duration of the activity.
 - b. Additional documentation may consist of photographs of the activity, recordings, or any other appropriate materials.
 - c. The member making the complaint must document when they tried to resolve the issue with the offending party.
 - d. The member making the complaint must be willing to testify in court regarding the complaint and documentation provided.
3. A warning notice will be sent to the alleged offender, outlining the nature of the nuisance, stating that a complaint was received and the possible actions that could be taken by the Association if the activity continues to occur.
4. The Nuisance Report form will be forwarded to the Architectural Committee to determine if the complaint is valid and then declare it to be a nuisance after their investigation.
5. The Committee will then decide if the activity is indeed a recurring nuisance within 30 days of the completion of the investigation. This decision, with the recommended resolution will be mailed to both parties. Once the determination has been made, the approved nuisance form will be returned to the office and be treated as a violation of the Tatum Ranch documents.
6. Once the nuisance has been declared, it will be treated as a violation and will fall under the policy for assessing monetary penalties.