

Las Brisas Association Architectural Policies

Information about the Architectural Committee and guidelines for the architectural control of Las Brisas can be found in the Association's CC&Rs (*Restated Declaration of Covenants, Conditions and Restrictions of Las Brisas Association, May 24, 2007*) in Article IX, "Architectural Control." The article's intent is to preserve property values within Las Brisas.

Information about maintenance and repair responsibilities of owners can be found in the CC&Rs in Article VIII, Section 8.02, "Owner Maintenance and Repair," including information about maintaining patio gardens and balconies (b).

Information about rules and restrictions of use can be found in the CC&Rs in several sections of Article X, "Use of Property and Restrictions," including information about exterior storage (10.12), barbeques (10.19), machinery or equipment (10.21), and window coverings (10.26).

The fine schedule for noncompliance with Las Brisas architectural policies is as follows. Each item of noncompliance incurs a separate fine schedule, starting from the date that the owner is notified of the violation.

First offense: warning

Second offense: \$50.00

Third offense: \$100.00

Fourth offense (and each subsequent offense): \$200.00 more than the previous fine imposed