

Nuisance Policy

Definition: A Nuisance shall be defined as a noxious or offensive activity. According to Article IX, Section 4, of the Declaration of Covenants and Restrictions for the properties within the jurisdiction of the Atascocita C.I.A. (the "CC&Rs"), no noxious or offensive activity shall be carried on or permitted upon any lot or upon the common properties, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood or to other owners.

Authority: According to article IX, Section 4, of the CC&Rs, the Board of Trustees of the Association shall have the sole and exclusive discretion to determine what constitutes a nuisance or annoyance.

Scope: At any meeting of the Board of Trustees, the Board may take action to rule on a case-by-case basis as to whether any certain noxious or offensive activity shall be determined to be or become a nuisance or annoyance to the community.

Limitation: A Nuisance, from the perspective of the Association, shall be an incident involving more than two (2) Lot Owners. Any dispute generated between two (2) Owners shall be deemed by the Association as a private property matter and shall be responsibility of the respective parties to remedy.