

**HillCrest HOA**  
**Covenants, Conditions, and Restrictions**  
**Summaries**

*These summaries are intended to communicate restrictions of HillCrest HOA in more readable formatting and language. The summaries are not a legal analysis of the CC&Rs. They are also not thorough summaries that address every detail of the CC&Rs. The Board of Directors wants these summaries to communicate those restrictions which prompt the most common questions or raise the highest concern so that we can effectively enforce them throughout our HillCrest community. All CC&Rs are available on our Web site, and everyone is encouraged to consult the official documents in addition to reading these summaries.*

**Article XII, Section 14**  
**Enforcement**

**Applicability.**

Covenants, conditions, restrictions, easements, uses, privileges, assessments, and liens shall be applicable and binding upon the HOA and each owner.

**Enforcement.**

The HOA shall have authority to enforce all of the restrictions.

**Failure of Enforcement.**

If the HOA refuses or fails to enforce a provision for a period of thirty (30) days after written notice has been given by the HOA or any owner, any owner has the right, but no obligation, to enforce the provisions.

**Actions.**

The HOA and any owner are entitled to enforce a breach of any provision in a legal proceeding to enjoin a party from action or to ask for remedies and recovery of damages. Such a breach is declared to be and constitute a nuisance and every public or private remedy shall be available to remedy this breach. The non-prevailing party will pay the prevailing party's attorneys fees and costs.