GORILLA CONDOS

What Is a CC&R in Real Estate?

State comparison table

State	Hearing before a fine	Fine cap	Notice rule	Source
Arizona	Yes	No cap on the fine itself	Owner has 21 calendar days to respond to a violation notice	https://www.azleg.gov/ars/33/01803.htm
California	Yes	$100 per violation or the association's lower schedule	10 days' written notice before the meeting	https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=5850.&lawCode=CIV ; https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=5855.&lawCode=CIV
Colorado	Yes under a written fine policy	$500 total for a non-safety violation	30-day written cure notice	https://law.justia.com/codes/colorado/title-38/real-property/interests-in-land/article-33-3/part-2/section-38-33-3-209-5/
Florida (HOA)	Yes before a committee of at least three non-board members	$100 per violation and $1000 total for a continuing violation unless the governing documents allow more	14 days' written notice of the hearing right	https://www.flsenate.gov/Laws/Statutes/2025/720.305
Georgia	Not required by statute	None; fines only as the governing documents provide	None set for fines	https://law.justia.com/codes/georgia/title-44/chapter-3/article-6/section-44-3-223/
Nevada	Yes unless paid first or waived	$100 per violation and $1000 per hearing	Written notice of the rule 30 days before the violation	https://www.leg.state.nv.us/nrs/nrs-116.html
Texas	Yes on the owner's request	No statutory dollar cap	Hearing details at least 10 days ahead	https://texas.public.law/statutes/tex._prop._code_section_209.007
Virginia	Yes after a chance to correct	$50 per violation or $10 per day for a continuing one	Hearing notice at least 14 days ahead	https://law.lis.virginia.gov/vacode/title55.1/chapter18/section55.1-1819/

Sources and statute citations are listed in the table. Check the current text before relying on any figure.