



H O M E O W N E R S   A S S O C I A T I O N

## Violations Policy

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### Unpaid HOA Dues

The due date for the upcoming new year's dues are on December 31<sup>st</sup>.

1. A late fee of \$50.00 will be assessed for any due payments not received on or before March 31<sup>st</sup> of the new year.
2. A lien may be filed for any due payments not received by April 30<sup>th</sup> of the new year.

### Assessments & Fines (per section 9.6 of Covenants)

1. More than 10 days late = late charge as determined by the BOD
2. Lien filed when unpaid after 30 days
3. Law suit filed if unpaid after 60 days

### Lot Maintenance (per section 2.5 of Covenants)

Mowing, (section 2.5, s, i)

1. 1<sup>st</sup> violation = Warning letter to correct within 72 hours of letter receipt.
2. After 72 hours – Mowing contract with a fine of \$50 – lot owner will be billed by the CBCCHOA for the mowing contract and fine to be paid within 10 business days in order to avoid a lien on the property.
3. 2<sup>nd</sup> violations within the same calendar year = Warning letter with immediate mowing contract and a fine increase to \$100 per occurrence upon letter receipt.

Landscape Maintenance/Rubbish (section 2.5, s, ii – v)

1. 1<sup>st</sup> violation = Warning letter. Based on severity, time of year etc. DCC will determine allowable time for correction.
2. Repeat violations or not corrected in allotted time = \$100 per occurrence

Erosion

1. 1<sup>st</sup> violation = Warning – lot owner must submit written plan to correct issue to the DCC within 30 days. Based on severity, time of year, etc. DCC will determine allowable time for correction.
2. Repeat violations or not corrected in allotted time = \$100 per day fine



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### **Trash Receptacles (per section 2.5, g)**

Leaving or keeping trash containers in plain sight other than day of collection

1. 1<sup>st</sup> violation = Warning letter
2. Repeat violations = fine of \$50 or \$10 per day whichever is greater

### **Pets (per section 2.5, e)**

Letting pets run unleashed or failing to clean up after them

1. 1<sup>st</sup> violation = Warning letter
2. Repeat violations = \$50 fine per occurrence and notification of Hamilton police

### **Yard Light (per Architectural standards, page 10)**

Failure to have yard light on dusk to dawn (porch/driveway lights, if the lot does not have a yard light)

1. 1<sup>st</sup> violation = Warning letter
2. Repeat violations = \$50 fine per occurrence

### **Parking (per section 2.5, d)**

Parking of trailers, campers, and other vehicles that violates architectural standards and/or covenants

1. 1<sup>st</sup> violation = Warning letter to correct within 7 days.
2. Repeat violations = \$50 fine per occurrence

### **Construction Activity (per Architectural standards, pages 7-8)**

Beginning construction prior to installation of a temporary driveway, porta john or silt fence and starting framing work without a dumpster on site.

1. 1<sup>st</sup> violation = \$100 fine

Note – It is the responsibility of the lot owner to ensure construction contractors maintain and clean up the work site and any construction materials that may blow onto other lots or in the lake. Failure to do so will fall under Lot Maintenance violations, debris not removed from the lake may result in a notification to the DNR.