

## **Fine Schedule**

### **Highland View Estates Homeowners' Association**

***Intermittent Violations-Violations are accrued based on a 12 month calendar year. Each Violation is its own separate fine and subject to fines stated below.***

Date: February 24<sup>th</sup> 2023

#### **First Notice:**

1. Written notice of the violation, whether new or repeated. Homeowner has 15 days to correct the violation.

#### **Second Notice:**

1. Written notice to be sent out to the Owner of continued, or repeated, violation after the 15 days, the Board has the ability to reduce the fine up to the cost of expenses.

2. \$50.00 (fifty dollars) fine levied to the Owner

#### **Third Notice:**

1. Written Notice to be sent out to the owner of continued, or repeated, violation 16 days overdue. Board shall have the ability to lower the violation if corrected to \$50.00 (fifty dollars) plus all expenses incurred.

2. \$200.00 (two hundred dollars) fine levied to the Owner

#### **Forth Notice & Final Notice:**

1. Written Notice to be sent out to the owner of continued, or repeated, violation 31 days overdue. Board shall have the ability to lower the violation if corrected to \$200.00 (two hundred dollars) plus all expenses incurred.

2. 250.00 (two hundred fifty dollars) fine levied to the Owner

3. \$300 (three hundred dollars) fine every 30 days until violation is corrected or

4. A fine of \$10 a day will accrue for every day after fourth and final notice is issued.

5. The Association shall reserve the right to pursue any and all remedies within the declarations, rules and regulations, and State Law.

*Continuing Violations: If an owner violates any provision(s) of the governing documents and does not comply after reasonable notice and within the deadline given by the Association, fines may be imposed and accrue at the rate of \$10.00 per day until completed compliance has been accomplished. Such fines may be assessed by the Association against any homeowner and his/her lot, starting immediately after the notice deadline period expires without complete and total correction of the violation(s) by the owner within that period.*

**NOTE: All notices will be mailed first class and also sent certified mail, return receipt requested, with all expenses being the homeowners' responsibility. Failure to sign for the certified letter will not void any fines or fees assessed**