

Woodhaven Condominiums HOA  
List of Violation Fines

| Violation                                                                                                                                            | 1st<br>Notice | 2nd<br>Notice | Subsequent<br>Notices |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|-----------------------|
| Leasing a unit for less than 30 days                                                                                                                 | Warning       | \$500         | \$1,000               |
| Subleasing a unit                                                                                                                                    | Warning       | \$500         | \$1,000               |
| Leasing/Subleasing part of a unit                                                                                                                    | Warning       | \$500         | \$1,000               |
| Failure to provide a lease copy to AMGI within 7 days of the tenant moving in                                                                        | Warning       | \$500         | \$1,000               |
| Failure to list all adult residents living in a unit                                                                                                 | Warning       | \$100         | \$200                 |
| Failure to provide contact information (phone and email) for all residents living in a unit                                                          | Warning       | \$100         | \$200                 |
| Failure by owners to provide their contact information (phone and email)                                                                             | Warning       | \$100         | \$200                 |
| Failure to register a vehicle (owners and residents) with AMGI within 14 days of moving in                                                           | Warning       | \$100         | \$200                 |
| Failure to repair broken windows                                                                                                                     | Warning       | \$100         | \$200                 |
| Improper window treatments                                                                                                                           | Warning       | \$100         | \$200                 |
| Improper use of building structure                                                                                                                   | Warning       | \$250         | \$500                 |
| Violating pet rules (leash, aggressive pet, etc.)                                                                                                    | Warning       | \$100         | \$200                 |
| Failure to pick up and properly dispose of pet waste                                                                                                 | \$250         | \$500         | \$750                 |
| Improper storage of open flame cooking device                                                                                                        | Warning       | \$100         | \$200                 |
| Improper use of open flame cooking device                                                                                                            | \$250         | \$500         | \$1,000               |
| Storing household trash outside a unit                                                                                                               | Warning       | \$250         | \$500                 |
| Littering the complex grounds                                                                                                                        | Warning       | \$100         | \$200                 |
| Feeding wild animals                                                                                                                                 | Warning       | \$100         | \$200                 |
| Violations of the patio/balcony/landing/stairwell/other common elements policy not already mentioned                                                 | Warning       | \$100         | \$200                 |
| Wreckless driving in the parking lot                                                                                                                 | Warning       | \$250         | \$500                 |
| Violating parking policy                                                                                                                             | Warning       | \$100         | \$200                 |
| Improper vehicle maintenance in the parking lot                                                                                                      | Warning       | \$100         | \$200                 |
| Insufficient heating of unit, including external laundry room                                                                                        | Warning       | \$250         | \$500                 |
| Inoperable external laundry room built-in heater                                                                                                     | \$250         | \$500         | \$1,000               |
| Glass containers in the pool area                                                                                                                    | \$250         | \$500         | \$1,000               |
| Violating other pool rules                                                                                                                           | \$100         | \$200         | \$500                 |
| Violating tennis court rules                                                                                                                         | \$100         | \$200         | \$500                 |
| Violating noise rules                                                                                                                                | \$100         | \$200         | \$500                 |
| Opening of East and West Fire Gates (these are for emergency vehicles only)                                                                          | \$250         | \$500         | \$1,000               |
| Failure to maintain the unit in livable conditions                                                                                                   | Warning       | \$250         | \$500                 |
| Violating any other policies, rules and provisions in the Woodhaven Governing Documents (Declaration and Master Deed and By Laws and any amendments) | Warning       | \$100         | \$200                 |

This list is not intended to be all-inclusive. The Woodhaven HOA Board reserves the right to issue violation notices and/or assess fines as are necessary to properly manage the project. Additionally, if a first time violation is egregious or is associated with harm, injury, damage or expense to any person or property, the Woodhaven HOA Board may assess a fine instead of issuing a warning.