

## Fine Schedule

ATTENTION: Please note that the following guidelines and fines shall be effective against all Homeowners. Landlords will be held responsible for any / all violations caused by their tenants. All costs associated with enforcing the following violations will be billed to the homeowner's account including, but not limited to postage, envelopes, paper, legal fees, etc.

Description of Violation	Time to Cure Violation	Initial Fine	Continual Fine
Trash can left at street (Trash cans should be placed at the curb no earlier than the day prior to the scheduled collection day. Trash carts must be removed the day following collection.) (Article 7.07 of CCRs)	24 Hrs.	\$25	\$25 / Week or \$25 / Recurrence within 6 Mo.
Trash visible from the street and not placed in Trash can (Article 7.07 of CCRs)	24 Hrs.	\$25	\$25 / Week or \$25 / Recurrence within 6 Mo.
Damage to HOA property including, but not limited to common areas and structures (Article 5.03 of CCRs)	72 Hrs.	Minimum \$100	Minimum \$100 / Week
Yard / Landscaping not maintained (weeds, overgrowth) (Article 7.05(l) of CCRs)	7 Days	\$25	\$25 / Week
Improper parking of vehicles, trailers, or watercraft. (Article 7.10(b)(c) of the CCRs)	72 Hrs.	\$25	\$25 / Week or \$25 / Recurrence within 6 Mo.
Long Term parking of vehicles on streets. (Article 7.10(d) of the CCRs)	72 Hrs.	\$25	\$25 / Week or \$25 / Recurrence within 6 Mo.
Improper storage/repair of inoperable vehicles, trailers, or watercraft. (Article 7.10(a)(e) of the CCRs)	72 Hrs.	\$25	\$25 / Week or \$25 / Recurrence within 6 Mo.
Fence Violation (improper / defective fencing materials, improper fence placement without consent of ARC) (Articles 6.01 and 7.05(l) of CCRs)	30 Days	\$50	\$100 / Month
Structure Violation (Including/but not limited to improper / defective construction materials, improper structure placement without consent of ARC) (Articles 6.01, 7.05, 7.08 and 7.09 of CCRs.)	30 Days	\$50	\$100 / Month
Failure to gain approval from the ARC for any property improvements / renovations. (Including but not limited to painting doors and trim a different color, adding storage buildings, adding additional concrete other than repair to existing parking pads, etc.) (Article 6.01 of CCRs)	30 Days	\$50	\$100 / Month
Property not maintained (Including, but not limited to roofing, exterior structures and surfaces to include siding must be clean and in good repair.) (Article 5.01 of CCRs)	90 Days	\$150	\$100 / Month
Pet off a leash and/or not under control (Article 7.06 of the CCRs)	24 Hrs.	\$25	\$25 / Recurrence within 6 Mo.

\* Any other violations not specified shall have 72 Hrs. to cure said violation, a minimum initial fine of \$25.00, with a corresponding weekly fine until the violation is cured.

\*\* For violations that cannot reasonably be cured within the stated period, the homeowner should provide a written statement of intent to cure to the HOA Board of Directors and be actively pursuing said correction. The HOA Board of Directors will work with the Homeowner and may waive fines during the period of cure.

## **Procedure for Assessment of Fines**

1. A homeowner has 72 hours after notice to cure the violation, unless otherwise indicated above. Some violations, by their nature, do not exist for more than 24 hours. For these violations, notice will be given and subsequent violations of the same kind occurring after 24 hours shall be considered a continuation of the initial violation and shall be subject to a fine. For example, an owner who allows their pet to wander off leash without control will be given notice of violation. If they allow their pet to wander off leash without control more than 24 hours after notice, they will be fined each time the pet is found off leash without control.
2. For each violation, a notice of violation will be sent to the Homeowner stating the alleged violation, required time to cure said violation, and the amount of the fine to be imposed. If the violation is not cured within the time prescribed, the applicable fine will be assessed and will continually be assessed based on the fee schedule until the violation is cured.
  - a. All fines will be due 30 days after billed and once billed will remain due even if the violation is cured.
  - b. A late fee of 12% will be charged for any fine not paid by the due date.
  - c. All costs associated with the notification of the violation will be billed to the homeowner's account, including, but not limited to postage, envelopes, paper, etc.
3. Homeowners may protest the violation within thirty (30) days from the date of notification by providing written notice to the Board of Directors
4. Any violations that remain uncured may result in legal action to enforce compliance with the CCRs. The Homeowner shall be responsible for all legal fees or costs that may be incurred during the enforcement process.
5. Any fines / notification costs that remain unpaid will become a lien against the homeowner's property and legal action may result. The Homeowner shall be responsible for all fines, accrued late charges, and/or legal fees or costs that may be incurred during the collection process.