

Table of Fines and Penalties

Board Of Directors (BoD), Manzanares Neighborhood Homeowners Association
v0.0, Adopted by Motion, 3/21/23

v1.0 Edits approved by motion 5/31/23

The categories designated below under 'Violation' pertain specifically to the Manzanares Neighborhood Homeowners Association, Inc. Rules and Regulations, amended periodically, and the Amended and Restated Covenants and Restrictions for Manzanares, as presently recorded in The Office of Register of Deeds, Spartanburg County South Carolina. Specific violations can be found therein

<u>RULES VIOLATION</u>	<u>FINE, PER OCCURRENCE, AND PER DAY</u>
Pets/Animals	\$10/ (Not to exceed \$100/day)
Offensive Activities	\$10/ (Not to exceed \$100/day)
Signs	\$10/ (Not to exceed \$100/day)
Satellite Dishes, Cables, Antennas, Solar Panels	\$10/ (Not to exceed \$100/day)
Exterior appearance	\$10/ (Not to exceed \$100/day)
Streets/Vehicles	\$10/ (Not to exceed \$100/day)
Garbage Cans	\$10/ (Not to exceed \$100/day)
Fences Pools & Outbuildings/Grills	\$10/ (Not to exceed \$100/day)
Common Areas	\$10/ (Not to exceed \$100/day)
ARC Changes	\$25/ (Not to exceed \$100/day)
Leasing	\$100/ (Not to exceed \$100/day)

(Covenants are paraphrased here for reference. See the CC&R for a full description)

<u>COVENANT VIOLATION</u>	<u>FINE, PER OCCURRENCE, AND PER DAY</u>
Immoral, improper, offensive, or illegal use of lot	\$50/occurrence, \$10/day thereafter
Use or condition preventing peaceful possession and quiet enjoyment by others	\$50
Unreasonable noise	\$50
Lots shall be kept clean & sanitary, with no rubbish, refuse, or garbage.	\$10
Fire hazards shall exist, nor use or condition that would raise community insurance	\$25
More than 1 single family residence on each lot	\$100
Professional office, business, trade, or commercial activity of any kind, except a home office	\$100
House trailers or mobile homes	\$100
Vehicles used for storage or living quarters	\$50
Boats and trailers must be stored in garages, or within a fence.	\$10