

Fairways Edge Property Owners Association, Inc.

Covenant Violation Fine Schedule

1. Property owner will be sent a written notification and request for correction of violation within 48 hours unless specific arrangements for extending violation correction is received and approved by the Board of Directors. A copy of the Covenant Violation Fine Schedule will be included with this notification.
2. After 3 days from initial notification, a fine of \$50 will be assessed to the property owner if the violation is not corrected.
3. After 10 days from initial notification, an additional fine of \$75 will be assessed to the property owner if the violation is not corrected.
4. After 17 days from initial notification, an additional fine of \$100 will be assessed to the property owner if the violation is not corrected.
5. If the violation is not corrected within the 17-day period, a \$25 fine per day will accrue in addition to previous fines until the violation is brought into compliance or the Board of Directors and member come to an agreement as to a resolution of the violation.
6. When unpaid fines reach \$2,000, the property owner will be sent a notification via Certified Return Receipt of our intent to take further action up to and including placing a lien on the property.
7. Any fines and/or expenses incurred by the Fairways Edge POA will be assessed to the property owner and the property owner will be invoiced. Any fines or expenses not paid by the property owner are subject to the Fairways Edge POA collection procedures.
8. Landscape maintenance violations: Notification will be sent to the property owner allowing 10 days for compliance. Owner is responsible for requesting additional time to correct a violation. If a request is not received and approved by the Board of Directors within 5 days of notification, it will be determined 10 days is adequate time for compliance. If not corrected, the property owner will be assessed fines according to Nos. 3, 4, 5, and 6 above.

6/3/2023