

River Woods Homeowners Association

Schedule of Fines

I. Non-Payment of Annual Dues

- A. In violation of Article IV, Sections 1 & 4
- B. \$25 per month beginning January 15th until paid in full. For homeowners who have failed to pay for multiple years, the fine is \$25 per month for each year's annual assessment that is not paid in full.

II. Commencing material architectural or landscaping changes without approval from Architectural and Landscaping Review Committee (ALRC)

- A. In violation of Article V, Sections 1-3
- B. Upon written notice from the Board, homeowner must stop work immediately and submit a plan for approval.
- C. If work continues after notice, or if the work in progress remains and a plan is not submitted within 2 weeks, fine is \$250 plus \$25 per week until work stops and plan is submitted.
- D. "Material changes" include, but are not limited to:
 - 1. Changes to or the addition of walls & fences (Article VI, Section 8).
 - 2. Changes to or the addition of decks (Article VI, Section 5).
 - 3. Changes to or the addition of in-ground swimming pools (Article VI, Section 9).
 - 4. Driveway extensions or additions of walkways.
 - 5. All "hard" landscaping changes that involve more than plants and shrubbery.
 - 6. All changes that result in changes in elevation.
 - 7. Removal of more than 20% of existing landscaping unless replaced.
 - 8. Structural or aesthetic modifications to the home.
- E. Homeowners are encouraged to contact the Board for direction if uncertain whether a contemplated change requires approval.

III. Creating yard drainage issues

- A. Homeowners, and not the Board, are responsible for yard-drainage problems caused by changes to landscaping. ALRC approval of landscaping plans and

landscaping changes does extend to changes to the lot elevation, or changes in water flow. Drainage problems arising from landscaping or elevation alterations are the sole responsibility of the homeowner, regardless whether the ALRC approved the changes.

- B. \$250 fine, plus \$25 per month beginning 1 month after written notice is given, until the problem is rectified or proof of a remedial plan, including time-line for completion, is submitted to the Board. The Board will attempt to consult with affected neighbor(s) before approving a remedial plan.
- C. Failure to execute an approved remedial plan within the time-line set forth in the plan will result in an additional fine of \$25 per month. This fine does not limit any other legal remedies by either the Association or any individual homeowner affected by the drainage problem.

IV. Unsightly Conditions

- A. In violation of Article VI, Section 14.
- B. First Offense: \$25 per week beginning 1 week after written notice.
- C. Second and Subsequent Offenses: Immediate \$25 fine and then \$25 per week.
- D. Some examples of unsightly conditions:
 - 1. Failure to maintain landscaping, including retaining walls, lawn, flower beds and shrubs.
 - 2. Failure to remove grass clippings, leaves or other debris from street gutter.
 - 3. Failure to remove holiday lights and decorations in a timely manner.
 - 4. Failure to maintain home exterior.

V. Missing or Dead Street Trees

- A. In violation of Article VI, Section 23.
- B. \$25 per week per tree beginning 3 weeks following written notice, except when notice is given between October 15 and April 15, fines don't begin accruing until May 15th.

VI. Air Conditioning Unit Visible from Street

- A. In violation of Article VI, Section 19.
- B. \$25 per week beginning 3 weeks following written notice, except when notice is given between October 15 and April 15, fines don't begin accruing until May 15th.

VII. Above-ground pool

- A. In violation of Article VI, Section 19.
- B. First Offense: \$25 per day beginning 1 week after written notice is given.
- C. Second and Subsequent Offenses: Immediate \$25 fine and then \$25 per day until homeowner gives notice that pool has been removed.

VIII. Storage of Prohibited Vehicles

- A. In violation of Article VI, Section 12.
- B. First Offense: \$25 per day beginning 24 hours after written notice.
- C. Second and Subsequent Offenses: \$25 per day beginning with date of notice.

IX. Yard Signs

- A. In violation of Article VI, Section 22.
- B. First Offense: \$25 per day beginning 24 hours after written notice.
- C. Second and Subsequent Offenses: \$25 per day beginning with date of notice.

X. Enforcement of Fines

- A. Fines are payable within 30 days of being imposed.
- B. Failure to timely pay will result in an additional fine of \$25 per month.
- C. Fines which remain outstanding after six months will be collected through small claims court.

XI. Exceptions

- A. Exceptions to these fine provisions, contained in Sections I-X above, can be made by the Board in cases of demonstrated economic hardship.

XII. Amendments

- A. These provisions may be amended at any time by the Board.