



THE ENCLAVE AT BERWICK PLANTATION A COVENANT ENFORCED COMMUNITY

BOARD APPROVED FINE SCHEDULE MARCH, 2024

The following fine schedule has been adopted for all recurring covenant violations:

Courtesy Warning Letter giving 14 days to remedy violation.

Continued Violation after Initial Warning/Courtesy Warning (of same covenant) - if not corrected within 14 days of initial letter, a fine will be imposed and access to recreation facilities subject to suspension, FOB will be deactivated subject to owner's right to request hearing.

<u>Covenant Violation</u> (References to Declaration Exhibit C)	<u>Fine</u> (per day/ per occurrence)
Parking (Street/Vacant Lots) - Sec. 2(a) Parking in the street or on a lot; loading and unloading only; No recreational or commercial vehicle viewable from the street.	\$25 per occurrence
Home Occupation- Sec. 2 (r) No businesses, trades, garage/moving sales allowed on any lot	\$25 per occurrence
Basketball Hoops - Sec. 2 (w) Hoops need to be out of site when not in use	\$25 per occurrence
Irrigation - Sec. 2 (x) Irrigation systems are not allowed to tie into any common areas	\$25 per day
Antennas - Sec. 2 (y) until ARC Approved Antennas or satellite dishes that have not received approval from ARC	\$25 per day
Pets - Sec. 2 (b) Pick up after your pets; Pets always need to be on a leash (Chatham County)	\$50 per occurrence
Noise - Sec. 2 (c), 2 (h) Obnoxious or offensive noise that will offend your neighbors	\$50 per occurrence
Dumping/Trash - Sec. 2 (j), 2 (k) Any illegal dumping of trash	\$50 per occurrence
Exterior Building Maintenance - Article V 5.1 Includes pressure washing and exterior repairs needed, i.e. shutters	\$75 per occurrence
Landscaping and Bed Maintenance - Article V 5.1 Includes mowing, edging, blowing, maintaining flower beds. Unapproved tree removal <i>(all tree approval must be sent to ARC)</i> .	\$75 per occurrence
Yard Decorations - Sec. 2 (z) Signs or yard decorations that have not received approval from ARC.	\$75 per occurrence
Speeding and Unsafe Driving	\$100 per occurrence*
Use of Lakes - Sec. 2 (n) No swimming, boating, floating or other devices allowed in lakes/ponds	\$500 per occurrence
Other/Continuing violations	At the Discretion of the Board of Directors

*Please note all fines assessed for covenant violations will be charged on the homeowner's account and remain until paid. Any unpaid balances are subject to have a lien filed. The Association reserves all rights to enforce the Covenants at law and equity, in addition to imposing the above fines.

March, 2024