

**River Falls Plantation HOA Schedule of Fines**  
**Phase I, Section 2, Section 3, Section IV, Phase V and Phase VI Only**  
**Effective August 1, 2020**

- Violation Notices
  - 1<sup>st</sup> Notice – When a violation occurs, a friendly letter will be sent. It will state the violation and ask that it be remedied as soon as possible, not to exceed 30 days.
  - 2<sup>nd</sup> Notice – If the violation is not remedied within 30 days, a 2<sup>nd</sup> letter will be sent stating that a \$50 fine is being assessed as of the date of the 2<sup>nd</sup> letter. If the violation is remedied within 30 days of the date of the 2<sup>nd</sup> letter, the fine will be waived.
  - 3<sup>rd</sup> and subsequent Notices – If the violation is not remedied within 30 days of the date of the letter, the fine will be \$100 for each month until such time as it is remedied.
  - Fines are due within 30 days of the date of the notice. If fines are not paid, a lien on your home may be filed with the County. It will include all reasonable costs of collection and filing.
  - Should a violation be remedied and the same violation recur within a 12-month period, the number of the new notice will begin where the prior violation left off. For instance, if the first violation received a 3<sup>rd</sup> notice prior to being remedied and the same violation recurs within a 12-month period; the notice will be a 4<sup>th</sup> notice as opposed to a 1<sup>st</sup> notice. This does not apply if it is a different violation.
- Determination of Violations
  - Monthly inspections by the management company – A list of violations will be provided to the Board for approval prior to letters being issued.
  - A Homeowner reports a violation to the management company – These will be provided to the Board for approval prior to a letter being issued.
  - A homeowner reports the violation to a Board member – The Board member will notify the management company and the Board will review the violation. If approved, a letter will be issued.
- Use of money from fines – Fines paid will be used for neighborhood improvement.