

LOOKOUT POINTES HOMEOWNERS ASSOCIATION

VIOLATION FINE SCHEDULE

October, 2020

By unanimous vote, The Lookout Pointes Board of Directors (“Board”) has elected to institute a fine system for repeated violations of neighborhood regulations. While the goal is for all residents to be in compliance **without** having to assess fines, due to continual violations, the following violation fine schedule has been adopted in order to help protect the neighborhood’s property values, appearance, safety, and quality of life.

A written warning will first be sent to the homeowner/member of the infraction; which will include a grace period to resolve the issue to avoid a fine, or will let them know if the violation occurs a subsequent time a fine will be imposed. The written warning and all communications will be sent to the homeowner’s/member’s address on file with the Lookout Pointes Homeowner’s Association, Inc. or its agent. Appeals may be made in writing to the Board, which reserves the right to exercise discretion in administering the fines, within fifteen (15) days of date of the notice of violation.

Lookout Pointes is a neighborhood in which we have all chosen to live. We are neighbors who make one community. If an issue arises, remember to treat your neighbors kindly and work together to resolve the issue. However if the issue cannot be resolved or you feel it is more appropriate for a third party to address the matter, the Board is available to assist.

Pursuant to the documents identified below, the Board reserves the right to engage legal representation to enforce collection of fines and to correct/address the underlying violations; the cost for which will be charged to the property/home owner as set out in the documents identified below

Controlling Documents:

- Covenants, Conditions, Restrictions and Easements for Lookout Pointes Subdivision
- Architectural Review Guidelines
- General Rules and Regulations

Fine Amounts:

- Per Incident Violation:
 - Extensive Automobile, Boat, RV... repair in driveway, yard (Does not include maintenance such as an oil change...) \$25 per day
 - Parking Violations (Per Covenants, Article VII, Section 16) \$25 per day
 - Trash and Recycle Bins left out beyond trash day and/or not properly stored \$25 per day
 - Dumping of debris or refuse on a vacant lot \$25 per incident
 - Dogs not contained within property, not leashed off property \$50 per incident
 - Dog waste not disposed of properly \$25 per incident
 - Boats, Trailers, RV’s, and Campers parked at residence in excess of 48 hours \$25 per day
 - Fences or pet kennels erected without ACC approval \$100
 - Pool or out-building construction without ACC approval \$1,000.00
 - Removal of trees (with diameter of 6” or greater measured two feet above ground level) without ACC approval \$100 per tree

Violations may be reported to the Board either by mail to Lookout Pointes HOA, PO Box 525, Chapin, SC 29036 or by use of the neighborhood website, <https://lookoutpointeshoa.com> in the Contact Us section. Names of those reporting violations are kept confidential. Please note the violation, date of occurrence, and the property street address.

- Exterior Maintenance Violations with 20 Days to Correct Prior to Issuing Fines:
 - Removal of dead tree posing a safety hazard \$25 per day
 - Aesthetic neglect of house (e.g. need of paint, exterior cleaning, or repair) and/or yard (e.g. dead/overgrown flower beds, failure to maintain lawn) \$25 per week

- Fines to first be taken from New Construction Compliance Security Deposit:
 - New construction work not completed within one year from date of commencement \$500 per month
 - Failure to remove new construction debris/trash, and failure to manage storm water/silt/mud runoff \$500 per incident plus the costs to remedy

Respectfully

LOOKOUT POINTES HOMEOWNERS ASSOCIATION, INC.