

EXHIBIT “A”

AMOUNT OF FINE*

1ST Offense	2ND Offense within 180 days	3RD (or more) Offense within 180 days	RULE (the following activities are prohibited)
\$25	\$50	\$90	<ul style="list-style-type: none"> : parking in restricted areas, such as fire lanes : parking in areas other than marked parking stalls : parking in another owners reserved parking stall without permission : parking in front of garbage dumpsters : parking in areas marked with “no parking” signage : parking in areas not permitted on the condominium parking map : violation of any parking rule contained in the declaration, bylaws or condominium rules/regs : parking recreational vehicles, trailers or boats on condominium property (except in the RV lot), or in RV lot without authorization : parking more than two (2) vehicles per unit on condominium property without authorization : parking unregistered or inoperable vehicles in the common area for more than 10 days : parking in a way that blocks access to another unit’s garage, driveway or Parkway : parking on or across sidewalks : unable to park a vehicle in garage, obstructed by stored property
\$35	\$70	\$100	<ul style="list-style-type: none"> : driving faster than the permitted speed limit (10 mph) : driving faster than conditions safely permit
\$25	\$50	\$90	<ul style="list-style-type: none"> : performing service, maintenance or mechanical work on any vehicle in the common area (including motorcycles & ATV’s)
\$35	\$70	\$100	<ul style="list-style-type: none"> : leaving trash, garbage or clutter on the unit’s patio, deck or doorstep; or otherwise maintaining the patio, deck or doorstep in and unsightly, unclean or unsanitary condition : obstructing the common area in such a manner as to restrict ingress or egress from the units : throwing away any prohibited items into trash dumpsters; including construction materials, paints, flammable items, unbroken down boxes, large items of waste
\$50	\$100	\$150	<ul style="list-style-type: none"> : misuse or damage to the common area/limited common area by attaching satellite dishes, awnings, signs, lights or any other item to the common area in violation of the Association’s satellite policy or without the written permission of the Board : painting or decorating any common area/limited common area without written permission of the Board : causing damage to any common area/limited common area (i.e. no limited to roads, lawns, parking areas, sidewalks, sprinkler systems, flowers or shrubs) : construction of any kind in common areas/limited common (outside of a unit) areas without written permission of the Board
\$10	\$20	\$30	<ul style="list-style-type: none"> : leaving personal belongings in the common area for more than 24 hours (i.e. not limited to bicycles, scooters, toys, equipment, lawn furniture)

1ST Offense	2ND Offense within 180 days	3RD (or more) Offense within 180 days	RULE (the following activities are prohibited)
\$25	\$50	\$90	<ul style="list-style-type: none"> : creating noise within the unit, balcony, deck or courtyard that can be heard in another unit or in the common area such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life : creating noise in the common area that can be heard in a unit such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life
\$35	\$70	\$100	<ul style="list-style-type: none"> : maintaining animals in a unit in violation of the condominium bylaws, declarations or rules and regulations : failing to clean up after your animal(s) in the common areas : allowing your animal(s) in the common area when not on a leash : bringing an animal into a unit that can be heard in another unit such that the sound or smell created by the animal is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life : any other animal(s) violation
\$25	\$50	\$90	<ul style="list-style-type: none"> : violation of association swimming pool/spa/sauna rules posted at the pool or forth in the community rules and regulations : resident failing to accompany guest to the pool/spa/sauna : failing to wear proper swimming attire at the pool (including swim diapers, No cut-offs) : taking, keeping, using or maintaining any glass container or object in the pool, spa therapy or sauna room areas : smoking in the clubhouse or pool area : failing to place trash in the trash containers : running, excessive splashing, horseplay or obnoxious behavior : residents failing to sign in when using club facilities : using the clubhouse or pool while intoxicated : using clubhouse meeting areas without permission of the Board : using abusive or foul language
\$25	\$50	\$90	<ul style="list-style-type: none"> : operating a business in a unit without a business license or in violation of the municipal ordinances, the condominium declaration, bylaws or rules and regulations
\$25	\$50	\$90	<ul style="list-style-type: none"> : failing to maintain window coverings (failure to replace broken blinds, torn drapes or other such window coverings). There shall be no blankets, newspapers or bed sheets used for window coverings : violation of sign policy of window displays
\$25	\$50	\$90	<ul style="list-style-type: none"> : all other violations not expressly outlined in "Fines, Exhibit A"
10%	+ interest		<ul style="list-style-type: none"> : failure to pay for HOA dues or assessments in a timely manner : Fees for HOA dues or assessments are due on the 1st of each month (or scheduled day). If not postmarked by the 10th of the month, a late charge of 10% will be assessed and shall bear interest at 10% per annum.

* The cumulative fine/interest for a continuing violation may not exceed \$500.00 per month.