



FOUNTAINHEAD WEST CONDOMINIUMS FINE SCHEDULE

In accordance with the Fountainhead Declaration, Article Five, Section 11 and the Handbook of Rules and Regulations Article Eight: Violation Fines, the Board has the authority to assess fines for violations of the covenants, bylaws and rules and regulations. All fines are added to the Homeowners' Association account and are subject to the same collections policy as the regular monthly assessments. Any costs incurred by the Association, i.e. damages, hauling, clean-up, etc., are not included in this fine schedule and shall be charged to the owner's Association account.

Violation	1st Notification	2nd Notification	3rd+ Notification
Tenant Communications	\$10.00	\$20.00	\$30.00
Mistreatment of Staff/Vendors/Directors	\$50.00	\$75.00	\$100.00
Pool Rules Violations	\$50.00	\$75.00	\$100.00
Owners Obligation - Maintenance/Repair	\$50/month	\$100/month	\$250/month
Window A/C Units	\$50/month	\$100/month	\$250/month
Window Coverings	\$10/week	\$15/week	\$20/week
Failure to Allow Entry	\$100.00	\$200.00	\$300.00
Hoarding/Unsanitary Living Conditions	\$100/week	\$200/week	\$300/week
Use of Banned Contractors	\$50.00	\$75.00	\$100.00
Leasing Violations (Transients/AirBnB)	\$200.00	\$350.00	\$500.00
Problematic Tenants (Failure to Evict)	\$10/day	\$20/day	\$30/day
Failure to Submit Owner Contact Form	\$10/week	\$15/week	\$20/week
Failure to Submit Homeowners Insurance	\$10/week	\$15/week	\$20/week
Failure to Submit Registration	\$10/week	\$15/week	\$20/week
Failure to Submit Renters Insurance	\$10/week	\$15/week	\$20/week
Commercial Use of Unit	\$50.00	\$75.00	\$100.00
Breeding Pets	\$50.00	\$75.00	\$100.00
Excessive Noise During Quiet Hours	\$50.00	\$75.00	\$100.00
Dumpster Area Violation (per item)	\$50.00	\$75.00	\$100.00
Illegal Dumping	\$100.00	\$200.00	\$300.00
Smoking in Hallways/Entranceways	\$100.00	\$150.00	\$250.00
Loitering/Playing in Hallways, Parking lot	\$50.00	\$75.00	\$100.00
Personal Items in Hallways, Patios, Balconies, Common Grounds	\$50.00	\$75.00	\$100.00
Motorized Vehicles in Hallway	\$100.00	\$200.00	\$300.00
Garbage Placed in Hallways, Patios, Balconies, Common Grounds	\$50.00	\$75.00	\$100.00

Violation	1st Notification	2nd Notification	3rd+ Notification
Propping Open Hallway Doors	\$50.00	\$75.00	\$100.00
Signage Posted in Hallways	\$50.00	\$75.00	\$100.00
Littering	\$50.00	\$75.00	\$100.00
Putting Debris in Grass Areas	\$50.00	\$75.00	\$100.00
Grilling, Fires, Outside Burning	\$100.00	\$200.00	\$300.00
Not Cleaning Grills After Use	\$50.00	\$75.00	\$100.00
Parking in Reserved Space	\$50.00	\$75.00	\$100.00
Improper Parking (Yellow Curb, Fire Lanes, Grass, Double Parking)	\$50.00	\$75.00	\$100.00
Driving on Grass	\$100.00	\$200.00	\$300.00
Oversized Vehicles/Trailers on Property	\$100.00	\$200.00	\$300.00
Inoperable Vehicles/Expired Tags	\$50.00	\$75.00	\$100.00
Vehicle Repairs	\$50.00	\$75.00	\$100.00
Oil Leaks in Parking Lot	\$100.00	\$200.00	\$300.00
Unsupervised/Unruly Children	\$50.00	\$75.00	\$100.00
Underage/Unsupervised Children in Pool	\$100.00	\$200.00	\$300.00
Children Playing in Streets/Hallways, etc.	\$50.00	\$75.00	\$100.00
Unattended Children on Balconies/Patios	\$50.00	\$75.00	\$100.00
Not Cleaning Up After Pets	\$50.00	\$75.00	\$100.00
Pet Not on Leash	\$50.00	\$75.00	\$100.00
Dogs Left Unattended	\$50.00	\$75.00	\$100.00
Failure to Register Pets	\$10/week	\$15/week	\$20/week
Pets - Failure to Submit Proof of Vaccination	\$10/week	\$15/week	\$20/week
Problematic Pets - Failure to Remove	\$10/week	\$20/week	\$30/week
Aggressive Pets	\$50.00	\$75.00	\$100.00
Failure to Submit Aggressive Pet Insurance	\$10/week	\$15/week	\$20/week
Oversized Pets	\$50.00	\$75.00	\$100.00
Exceeding Maximum Number of Pets	\$50.00	\$75.00	\$100.00
Smoking Inside Buildings	\$100.00	\$150.00	\$250.00
Holiday Violations	\$50.00	\$75.00	\$100.00
Fireworks	\$500.00	\$750.00	\$1,000.00
Washing Vehicles on Property	\$50.00	\$75.00	\$100.00
Using Exterior Water Spigots	\$50.00	\$75.00	\$100.00
Tampering with Spigots or Spigot Locks	\$100.00	\$150.00	\$250.00
Improper Water Usage	\$50.00	\$75.00	\$100.00
Using Hallway/Exterior Electrical Outlets	\$50.00	\$75.00	\$100.00
Phone/Cable/Internet/Antenna Violations	\$50.00	\$75.00	\$100.00

