

Description of Violation	Initial Fine	Monthly Continual Fine until corrected
Trash can & garbage visible from the street. Trash receptacles and waste should be placed at the curb no earlier than 5 pm the day prior to the scheduled collection day. Trash cans should be removed and stored either in the garage or the back of the house, or <u>completely out of street view</u> , by 5 pm on the collection day. Any trash, yard waste, appliances or furniture items not collected by the trash service, should be removed from street view by 5 pm on the collection day.	\$25	\$25
Yard/Landscaping not maintained (weeds, overgrowth) Lawns should be mowed and edged regularly during April to November. Landscaping beds and driveways should be neat, free of weeds, debris, lawn equipment and clutter. Only decorative planters should be visible from the street, no buckets or trash cans allowed. All dead trees, including stumps, should be removed from the property. Yards should be free of brush piles. Stacked wood is allowed as long as it is neatly displayed.	\$25	\$25
Vegetable gardens not maintained. Weeds & dead foliage should be removed. Gardens should be located in the rear of the property, in a designated area for growing. They should be neat in appearance, with a defined border (either neatly edged or with organized border material). Borders should not be constructed of random boards, bricks, or sticks. Raised garden beds are allowed, as long as they are maintained. Mulch areas surrounding the house and within street view, should only contain decorative plants.	\$25	\$25
Fence Violation. Use of improper/defective fencing materials, improper fence placement, or construction without consent of the HOA Board/Architectural Committee.	\$25	\$100
Fence Maintenance Violation. Fences should be properly maintained per the HOA fence guidelines published at www.logsdonsridge.org . Broken, warped, missing, leaning, worn boards should be replaced immediately. Fence line should be edged and kept free of weeds and debris. This is the fence owner's responsibility, not the adjoining neighbor. Gates surrounding pools should be fully enclosed and have a gate(s) with an operable latch.	\$25	\$25
General Property Maintenance. All exterior surfaces should be clean, and in good repair. This includes roofs, shutters, doors, siding, decks, windows, garage doors. Any broken glass surface should be repaired immediately.	\$25	\$25
Inoperable vehicles parked on the property.	\$25	\$25
Restricted vehicle parked on the property without prior, temporary consent from the HOA Board or outside of the published guidelines included at www.logsdonsridge.org . (This includes trailers, recreational vehicles, vehicle over ¾ ton, golf carts, boats, campers, moving & storage containers.)	\$25	\$25
Dumpster & PODs located on the property for more than 72 hours without prior consent of the HOA Board.	\$25	\$25
Driveway clutter – unused building materials, gardening material, toys, tools, auto parts, appliances, lawn mowers, furniture, etc. should be stored out of street view and preferably in garages.	\$25	\$25
Unlicensed vehicles parked on the street. These vehicles will also be reported to the Butler County Sheriff for ticketing.	\$25	\$25
Signage in yards or entrance No political signs in either yards or the neighborhood entrance.	\$25	\$25
Any non-compliant change, addition or structure constructed on the property (all additions or exterior changes should be approved by the HOA Architectural Committee prior to installation).	\$25	\$100
Any damage made to HOA property , including the entrance structures, landscaping, mailbox, drainage easements, common area	\$100	\$100
Failure to pay annual HOA fees or any special assessment as described in the Logsdon's Ridge HOA Declaration & by-laws. The HOA is allowed to charge an 18% per annum penalty for unpaid fees, liens or legal action.		

Logsdon's Ridge Homeowner's Association

Fine Schedule effective February 1, 2025

Fines and procedures for enforcing covenants:

The Board of Directors has determined the following schedule for handling homeowners who violate our covenants and guidelines. These procedures are not a means to collect extra fees from homeowners. They are established to curb recurring violations of HOA covenants.

1. Homeowners with violations will receive a letter* from Logsdon's Ridge Homeowner's Association Board reminding them of the Rule and a description of their violation. The homeowner will have 10 days from the date of the notice to correct the violation or make an acceptable remediation plan with the HOA Board.
2. If the violation is not handled properly by the homeowner within the 10-day window, then a Violation letter* will be sent stating the violation again along with the request that the violation be corrected in 5 days from the date of the letter. The 5th day will be identified in the letter so there is no confusion by the Board or the Homeowner as to when the violation must be corrected by.
3. This Violation letter will also state the fact that a fine will be levied against the homeowner if the problem is not corrected by this defined date. The fining schedule is outlined below.
4. If the homeowner fails to correct the violation and pay all fines, then a third letter or "Intent to Lien" will be sent from the HOA's legal counsel. This letter will be sent to the homeowner notifying them a lien may be placed on the property unless the violation is corrected and all fines, additional attorney's fees and associated costs are paid in full. This will be a very costly outcome for the homeowner that should be avoided.
5. * The "Letter" will also be e-mailed to the homeowner through the HOA's communication, tracking and invoicing platform. That platform is defined as PayHOA.
6. The continual monthly fine assessment will begin one month from the date of the initial fine and monthly thereafter, until the violation is corrected. Repetitive violations will result in fines issued without the HOA sending new violation notices and allowing additional time for correction. Further notification is at the discretion of the HOA Board.
7. Any questions or concerns should be addressed through the Logsdon's Ridge HOA Board and the official communication system, PayHOA. All residents have access to this platform through email and text messaging.