

Tuscany Hills Community Fine and Enforcement Schedule

This schedule outlines the fines and enforcement actions applicable to violations of the covenants and restrictions set forth in the Third Amended Declaration of Restrictions, Covenants, and Conditions of Tuscany Hills. The purpose of this schedule is to ensure compliance with community standards and to maintain the quality and value of the Tuscany Hills community.

General Provisions

1. **Notice of Violation:** Upon determination of a violation, the Board of Directors will issue a written Notice of Violation to the property owner, detailing the nature of the violation and requesting voluntary compliance within a reasonable time frame.
2. **Enforcement Actions:** If the violation is not remedied within the specified time, the Association may take necessary actions to correct the violation, including entering the property to remove or terminate the cause of the violation. Costs incurred by the Association in this process will be charged to the property owner and may be collected as an assessment.

Fine Schedule

1. **Unauthorized Construction or Alteration:**
 - **Fine:** \$500 per occurrence.
 - **Enforcement:** Immediate cessation of construction and removal of unauthorized structures if not approved by the Architectural Control Committee (ACC).
2. **Improper Vehicle Parking:**
 - **Fine:** \$100 per day.
 - **Enforcement:** Towing of vehicles parked in violation of community rules, such as parking on grass or gravel, or parking unsightly vehicles visible from neighboring properties between 10:00 P.M. and 7:00 A.M.
3. **Animal Violations:**
 - **Fine:** \$50 per day.
 - **Enforcement:** Removal of animals deemed a nuisance or not recognized as house pets by the Board.
4. **Noise Violations:**
 - **Fine:** \$100 per occurrence.
 - **Enforcement:** Prohibition of activities producing unreasonable noise beyond property boundaries during restricted hours.
5. **Trash and Debris Accumulation:**
 - **Fine:** \$75 per day.
 - **Enforcement:** Removal of trash and debris by the Association at the owner's expense if not maintained in approved containers.
6. **Failure to Maintain Landscaping:**

- **Fine:** \$50 per week.
- **Enforcement:** The Association may enter the property to perform necessary maintenance, with costs charged to the owner.

Example: Lot Owner fails to mow their vacant Lot:

June 1st - Lot owner is issued a violation notice to mow their lot no later than June 8th

June 8th - Lot owner is issued a violation notice and fined \$50

June 15th - Lot owner is issued a violation notice and fined \$100

June 21st - HOA has the lot mowed and owner is assessed the costs of mowing

7. **Violation of Use Restrictions:**

- **Fine:** \$200 per occurrence.
- **Enforcement:** Legal action to cease unauthorized use, such as commercial activities in residential areas.

Additional Enforcement Measures

- **Lien on Property:** Unpaid fines and costs may result in a lien against the property, enforceable by foreclosure if necessary.
- **Legal Action:** The Association reserves the right to pursue legal action to enforce compliance with the covenants and restrictions.

This schedule is subject to change by the Board of Directors in accordance with the governing documents of the Tuscany Hills community. Property owners are encouraged to familiarize themselves with the full Declaration of Restrictions, Covenants, and Conditions to ensure compliance and avoid penalties.