

Incline Terrace – Violation Fees Summary

Category / Violation	Short Description	Initial Fee	Continuous Fee
Parking – Misuse	Improper parking, fire lane, blocking access	\$50/occurrence	N/A
Parking – Inoperable Vehicle	Unregistered or abandoned vehicle	\$100	\$50 every 10 days
Damage by Owner/Tenant	Damage to units or common areas	\$250	N/A
Unit/Balcony Maintenance	Improper maintenance or cleanliness	\$50	\$25 every 10 days
Storage on Balconies	Non-permitted items	\$50	\$25 every 10 days
BBQs/Smokers/Bikes on Balconies	Strictly prohibited	\$100	\$50 every 10 days
Visible Items Without Approval	Unapproved exterior visibility	\$50	\$25 every 10 days
Improper Window Coverings	Sheets/blankets used as curtains	\$50	\$50 every 10 days
Improper Garbage Disposal	Furniture/electronics/mattresses	\$300	N/A
Exterior Modifications	Changes w/out authorization	\$250	\$125 every 10 days
Structural Alterations	Layout/floor changes w/out approval	\$250	\$125 every 10 days
Hanging Items Outside	Clothes/towels hanging	\$50	\$25 every 10 days
Hallway Obstructions	Objects blocking hallways	\$50	N/A
Disturbances/Illegal Acts	Intimidation or unlawful activity	\$100	N/A
Throwing Items	Objects thrown from windows/decks	\$200	N/A
Tenant Info Not Provided	Missing tenant details in 48 hrs	\$100	\$75 every 10 days
Missing Lease Agreement	Lease not submitted	\$100	\$75 every 10 days
FOBs/Keys Not Returned	Keys not returned at move-out	\$100	\$100 every 10 days
Short-Term Rentals	Airbnb/subletting/short leases	\$500 monthly	N/A
Over-Occupancy	Too many residents in unit	\$150	\$100 every 10 days
Pool/Gym Rule Violations	Improper use of amenities	\$500	N/A
Damage to Common Areas	Damage + repair cost	\$100	N/A
Non-Residential Use	Running business in unit	\$100	N/A
Law Violations	Any illegal activity	\$100	N/A
Failure to Report Damage	Not reporting water/fire/heat in 12h	\$500	N/A
Failure to Provide Master Key	Not delivering new key	\$100	\$75 every 10 days
Bicycle Misplacement	Stored in non-permitted areas	\$50	N/A
ATV Usage	Prohibited vehicles	\$100	N/A
Other Violations	Any violation not listed	\$25	\$25 every 10 days