

Schedule for Fines/Fees and Late charges

1st Violation	Warning letter
	No Fine shall be levied unless the Board determines that the nature of violation is such statute a fine is imposed for a first violation.
2nd Violation	\$50.00 monthly fine per address
3rd Violation	\$75.00 monthly fine per address
4th and subsequent Violations	\$100.00 monthly fine per address
Littering	Board determination

- A repeated violation will result in an automatic fine.
- A fine for a violation(s) on the common area and creek will be determined by the Board.
- All violations on the Vista Del Verde Community are subject to a fine.
- Any non-payment of fine(s) will result in a late fee determined by the Board.
- Common Area and Creek --The City of Lee's Summit has confirmed that Vista Del Verde Community Association owns both banks of the creek according to the Lee's Summit parcel division embarkment. It is private property belonging to the Association and can no longer be treated as part of a residential lot.
- COMMON AREA is defined as areas where all residents can use for common purposes. Its original purpose was to be a flood plain for the creeks. There will be heavy fines assessed by the Board for littering or destructive activity in the common areas and creeks. Examples of prohibited activities include, but are not limited to, the dumping of tree limbs, cutting up trees, leaves or grass clippings on common areas, fines will be applied and the cost of cleaning and repairing will be billed to the owner.
- When property is being sold there will be a transfer fee of \$15 for both the seller and buyer.
- Unpaid invoice will result in a monthly \$10 late charge until payment has been made.