



Fines & Fees Enforcement Policy (Subject to Change at the discretion of the Board)

Except, as otherwise noted in these Rules & Regulations the Board may assess fines, on a daily, weekly, or monthly basis, for the violation of any of these Rules & Regulations as the Board in its discretion deems appropriate. List below is not all inclusive. At the Board's discretion fines may be increased or decreased.

1. Disturbances when police are called.
 - One Warning and after that a minimum fine of \$100.00 per incident.
2. Grills
 - Anyone using a grill other than an electric grill will be fined \$500.00 and the grill will be removed.
3. Reports and Forms
 - Rules and Regulations – Free
 - Project Questionnaire detailed w/ reports – \$150.00
 - 3407 Report – \$450.00
4. Leasing
 - Failure to provide a fully executed lease to the Management office within 10 business days of moving in will result in a fine to the Unit Owner of \$500.00.
 - Failure to remit the Family Leasing Form to the Management Office will result in a fine of \$500.00.
5. Pets
 - A tenant having a pet/(s) in their Unit will result in a fine to the Unit Owner of \$50.00 per day, per animal. Guests are not permitted to bring pets.
 - 2 pet max – Cats (\$50.00) and Dogs (\$75.00) per animal per year.
 - \$50.00 per violation per day until violation is resolved.
 - Falsification of a support document for an animal is subject to fines and penalties per Board discretion.
6. Parking Fines
 - First offense is a written warning.
 - 2nd offense is a fine of \$100.00.
 - 3rd offense is a fine of \$150.00.
 - Subsequent offenses are \$250.00 plus \$25.00 per day until the offense is corrected or the vehicle is towed.
7. Lock Out Fees: Between 5:00pm and 8:00am, or on weekends and holidays.
 - First occurrence is \$60.00.
 - 2nd occurrence within 30 days is \$120.00.
 - 3rd occurrence within 30 days is \$180.00.
8. Contractors
 - Failure to provide a completed Contractor Form and Certificate of Insurance prior to the start of work will result in a fine of \$500.00.



9. Maintenance Fees

- \$60.00 per hour, with a \$30.00 per half hour minimum charge.
- Keys – Magnetic FOB, Lobby Key, Terrace Unit Key \$15.00 each.

10. Moving & Delivery Fees and Fines

- **Terraces**
 - i. For all move in's after 12/31/2021. A non-refundable combined one-time only move in/out fee of \$500.00 for Owners and Renters. Billed at Move in.
 - ii. For all move in's prior to 1/1/2022. A non- refundable move out fee of \$250.00 for all Owners and Renters. Billed at move out.
- **Estates**
 - i. For all move in's after 12/31/2021. A non-refundable combined one-time only combined move in/out fee of \$250.00 for Owners and Renters. Billed at Move in.
 - ii. For all move in's prior to 1/1/2022. A non- refundable move out fee of \$125.00 for all Owners and Renters. Billed at move out.
- **All Moves & Large Deliveries**
 - i. Moving without the Association's approval will result in a fine of \$1,000. Large Deliveries without the Association's approval will result in a fine of \$200.00. (Does not include package room deliveries)
 - ii. Failure to return a completed welcome packet will result in a fine of \$100.00 per week until Management receives all completed forms.
 - iii. Moving outside of approved hours will result in a fine of \$100.00 for each hour before and after the permitted period until the move is terminated. Deliveries outside of approved hours will result in a fine of \$150.00.
 - iv. No Moving or Deliveries on Sundays or Federal Holidays – \$750.00.
 - v. Failure to request the installation of elevator padding results in a \$250.00 fine.
 - vi. Misuse of the lobbies and/or common areas during a move or delivery will result in a fine of \$250.00.

11. A working fire extinguisher that was provided by the Association will have a mandatory service inspection annually at a cost to the unit owner.

12. Defacing lobby furniture will result in a fine of \$250.00 plus cost of repair.

13. Recreational Facility Hours

- Basketball/ Tennis Courts are open 9 am to 9pm.
- Picnic Grove is open 9 am to 10 pm.
- \$50 Fine if using after hours, with increasing increments of \$50 per offense.

14. At no time or under any circumstances may a motorized pedal cycle (gasoline or electric powered), e-scooter, e-skateboard, hoverboard, or Segway be stored or charged in any unit/home, limited common element, or common element of the OHCA. No motorcycle, motor scooter or electric mobility scooter is permitted to be parked or stored in any location of the OHCA common element.

- First offense- warning letter.
- Second offense- Removal of offending device at Owners expense.