

PHOENIX CROSSING HOMEOWNER'S ASSOCIATION

ATTENTION: Please note that the following fines shall be effective against ALL Homeowners. Landlords will be held responsible for all violations caused by their tenants.

DESCRIPTION OF VIOLATION	TIME TO CURE VIOLATION	INITIAL FINE	CONTINUAL FINE
Entering pool area after hours	Immediate	Warning	2nd. \$100 30-day pool suspension. 3rd \$500-45 day pool suspension.
Garbage container visible from street *	24 hours	\$25	\$25.00 / week
Improper parking of vehicles **	24 hours	\$50.00	\$50.00 / occurrence
Pet off leash	2 hours	\$50.00	\$50.00 / occurrence
Yard / landscaping not maintained	7 days	\$25.00	\$25.00 / occurrence
Dwelling not maintained (including, but not limited to roofing, exterior structures and surfaces in need of repair or cleaning, etc.)	90 days	\$75.00	\$75.00 / month
Damage to HOA property including common areas (repairs at owner's expense)	72 hours	minimum \$100.00	minimum \$100.00 / week
Failure to gain approval from the ACC for any improvements / renovations (including, but not limited to painting, adding storage building, landscaping, etc.)	90 days	\$150.00	\$150.00 / month
Any violation(s) that causes significant risk / danger to others.	Immediately	\$250.00	\$250.00 / occurrence

NOTE: Any other violation not specified shall have a minimum initial fine of \$25.00, with corresponding weekly fine until the violation is corrected.

FINE PROCEDURE

1. A homeowner has 24 hours after notice to correct the violations, by their nature, do not exist for more than 24 hours. For these violations, notice will be given and subsequent violations of the same kind occurring after 24 hours, shall be considered a separate violation and shall be subject to a fine.
 2. Notification will be sent via email to the homeowner stating the alleged violation and the amount of the fine to be imposed if the violation is not corrected within the time prescribed.
 3. Any fines that remain unpaid will become a lien against the homeowner's property and legal action may result. The homeowner is responsible for all fines, accrued late fees, and/or legal fees that may be incurred during the collection process.
- * (Garbage containers can be placed at the curb no earlier than 5 pm the day prior to the scheduled trash collection day.
Garbage containers must be removed from the curb no later than 5 pm on the day of collection.) The review of homes will be done Friday through Tuesday.)
- ** (this includes any vehicle on the street which hinders emergency vehicles, school buses, or neighbors.)