



# Covenant Enforcement & Fine Schedule

Our goal is to maintain community standards that support the health, safety, and overall well-being of all residents and property owners. We appreciate everyone's cooperation in upholding these standards.

The HOA follows a consistent enforcement process, which includes **two (2) written notifications** prior to the issuance of fines, as outlined below. This list reflects the most common violations for quick reference and is **not** a complete list of all enforceable infractions. For full details, please refer to the **CCRs and Bylaws**. The HOA reserves the right to update the fine schedule at any time.

In addition to fines, **pool access may be suspended** for any violation. If fines remain unpaid, the HOA may assess late fees and place liens on the property.

## FINE STRUCTURE FOR NON-COMPLIANCE

### Common Area Violations

**\$25 per violation** after first written notice, plus cost of damages (if any). **\$50 per violation** after second written notice, plus cost of damages (if any). **Immediate correction required.**

Common examples include:

- Exceeding the permitted number of pool guests
- Unattended minors (under 18 without a legal guardian or adult supervisor)
- Dogs in the pool area
- Smoking or vaping in the pool area
- Littering in or around the pool or parking lot
- Failure to pick up after pets in common areas
- Gross misuse of common areas (inappropriate behavior/language, unauthorized entry or pool key use, damage to property, after-hours use, etc.)

### Vehicle Violations

**\$25 per day** until corrected after first written notice. **\$50 per day** until corrected after second written notice. Towing, when applicable, will be at the homeowner's expense. **Three (3) consecutive days** are allotted to resolve issues unless otherwise stated.

Common examples include:

- Inoperable or unlicensed vehicles in the driveway
- Commercial vehicles parked in the roadway (**immediate correction required**)
- RVs, campers, trailers, or boats parked in the driveway beyond the allowed **72 consecutive hours**

### Maintenance Violations

**\$25 per week per violation** after first written notice, plus cost of damages (if any). **\$50 per day per violation** after second written notice, plus cost of resolution (if any).

Common examples include:

- Trash or recycling bins not properly stored or not returned within **24 hours** of pickup
- Lawn clippings left in the driveway, street, or sidewalk (**24 hours** to correct)
- Trash, litter, or yard debris present on the property (**24 hours** to correct; \$25 per day thereafter)
- Unkept lawn, including inadequate mowing or edging (**24 hours** to correct; \$25 per day thereafter)
- Dilapidated fencing, landscaping, exterior paint, or similar conditions (**30 days** to correct)