

Country Hills Neighborhood Association

FINE SCHEDULE

ATTENTION: Please note that the following guidelines and fines shall be effective against all Homeowners. Landlords will be held responsible for any / all violations caused by their tenants. All costs associated with enforcing the following violations will be billed to the homeowner's account including, but not limited to postage, envelopes, paper, legal fees, etc.

DESCRIPTION OF VIOLATION	TIME TO CURE VIOLATION	INITIAL FINE	WEEKLY/MONTHLY CONTINUAL FINE
Trash can visible from street (Trash carts can be placed at the curb no earlier than 5 P.M. the day prior to the scheduled collection day. Trash carts must be removed by 8 A.M. on the day following collection.)	24 Hrs.	\$25	\$25 / Week
Trash visible from the street and not placed in Trash can	24 Hrs.	\$25	\$25 / Week
Damage to HOA property including, but not limited to common areas and structures	72 Hrs.	Minimum \$100	Minimum \$100 / Week
Yard / Landscaping not maintained (weeds, overgrowth)	7 Days	\$50	\$50 / Week
Improper parking of vehicles (Commercial vehicles, boats, and trailers are not allowed to be stored on the street or on the homeowner's property. Commercial vehicles and trailers are only allowed for temporary use by contractors for current maintenance / repair purposes.)	72 Hrs.	\$50	\$50 / Week
Inoperable vehicle parked on the street or homeowner's property.	72 Hrs.	\$50	\$50 / Week
Fence Violation (improper / defective fencing materials, improper fence placement without consent of HOA board)	90 Days	\$150	\$150 / Month
Failure to gain approval from the HOA board for any property improvements / renovations. (Including but not limited to painting doors and trim a different color, adding storage buildings, adding additional concrete other than repair to existing parking pads, etc.)	90 Days	\$150	\$150 / Month
Basket Ball Goal visible from the street	24 Hrs.	\$25	\$25 / Week
Property not maintained (Including, but not limited to roofing, exterior structures and surfaces to include siding must be clean and in good repair.)	90 Days	\$150	\$150 / Month
Pet off a leash	24 Hrs.	\$25	\$25 / Occurrence (After Initial Violation)

*Any other violations not specified shall have a minimum initial fine of \$25.00, with corresponding weekly fine until the violation is cured.

PROCEDURE FOR ASSESSMENT OF FINES

1. A homeowner has 24 hours after notice to cure the violation, unless otherwise indicated above. Some 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 continuation of the initial violation and shall be subject to a fine. For example, an owner who allows their pet to wander off leash will be given notice of violation. If they allow their pet to wander off leash more than 24 hours after notice, they will be fined each time the pet is found off leash.
2. A notice letter will be sent to the Homeowner stating the alleged violation and the amount of the fine to be imposed. If the violation is not cured within the time prescribed, the applicable fine will be assessed and will continually be assessed until the violation is cured. All costs associated with notification of the violation will be billed to the homeowner's account, including, but not limited to postage, envelopes, paper, etc.
3. Any fines / notification costs that remain unpaid will become a lien against the homeowner's property and legal action may result. The Homeowner shall be responsible for all fines, accrued late charges, and/or legal fees or costs that may be incurred during the collection process.