

Lindsford Phase II Neighborhood HOA FINING SCHEDULE

ATTENTION: Please note the following guidelines and fines shall be effective against all homeowners and tenants effective **February 1, 2024**.

Description of Violation	Amount of Time to Correct Violation	First Notice (1st Violation)	Second Notice (2nd Violation Within a 12-Month Period)	Third and Subsequent Notices (Continued Violation within a 12-Month period)
Trash container visible from street/neighbors' property/common areas – ARC Section 300	24 hours after first violation; no grace period upon subsequent violations	Courtesy Letter	\$25.00	\$50.00 per violation up to \$1,000
Basketball hoop located at end of driveway and/or basketball play in street – ARC Section 40	24 hours after first violation; no grace period upon subsequent violations of same nature	Courtesy Letter	\$25.00	\$50.00 per violation up to \$1,000.00
Vehicle parked sideways in a driveway on the grass and/or blocking the sidewalk – ARC Section 190	24 hours after first violation; no grace period upon subsequent violations	Courtesy Letter	\$50.00	\$100.00 per violation up to \$1,000.00
Owner's / tenant's commercial vehicle parked in driveway – ARC Section 190 (F)	24 hours after first violation; no grace period upon subsequent violations	Courtesy Letter	\$25.00	\$50.00 per violation up to \$1,000.00
Landscape material that is not allowed or that is impeding mowing easement – ARC Section 160 (E)	48 hours after first violation; no grace period upon subsequent violations of same nature	Courtesy Letter	\$25.00	\$50.00 per violation up to \$1,000.00
Housing more than 2 animals (dog or cat) on the property – ARC Section 210 (A)	14 days after first violation; no grace period upon subsequent violations	Courtesy Letter	\$25.00 per animal over the 2 allowed	\$50.00 per animal per week up to \$1,000 until violation is corrected
All violations not specified in the ARC Guidelines dated October 17, 2022	48 hours after first violation; no grace period upon subsequent violations of same nature	Courtesy Letter	\$25.00 per violation	\$50.00 per violation per week up to \$1,000.00 until violation is corrected
Failure to maintain the property (trash, overgrowth, etc...) – Article IX of Declaration of CC&R's dated October 11, 2016	14 days after first violation; no grace period upon subsequent violations of the same nature	Courtesy Letter	\$50.00 per violation	\$100.00 per violation per week up to \$1,000.00 OR Board will arrange cleanup at owner's expense
Failure to gain approval from the Architectural Rules Committee for structural extension(s) – ARC Section 200 & 230	14 days to correct the violation or to produce documentation of a city permit and ARC approval for the change	Notice of Violation and Request for city permit and documentation of builder or Board approval	\$100 (no further action from Board against homeowner for violation incurred prior to 7/1/2023)	\$100.00 per week up to \$1,000.00 until violation is corrected
Failure to gain approval from Architectural Rules Committee for all other changes to the outside structure of the home that fall within Architectural Rules and Regulations document - Article IX of Declaration of CC&R's dated October 11, 2016	14 days to correct the violation or to produce documentation ARC approval for the change at a Tribunal hearing	Notice of Violation and Request for documentation of builder or Board approval	\$50.00 per violation	\$50.00 per week up to \$1,000.00 until violation is corrected