

Hunter Valley Townhome Owners Association, Inc.

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VIOLATION FINE STRUCTURE

The following fine structure was revised and adopted by the Hunter Valley HOA Board of Directors at their Board Meeting held on November 12, 2014. This fine structure becomes effective February 1, 2015. These fines will be utilized in the enforcement of the **Use Restrictions** and any exterior modifications that were not approved by the Board of Directors. The restrictions and guidelines for exterior modifications and changes may be found in the governing documents for Hunter Valley. These documents were given to you when you purchased/closed on your home and can also be found on the Hunter Valley website at www.huntervalleyhoa.com. The enforcement process will be for any owner found to be in violation of a Use Restriction or an ACC violation and will receive a friendly reminder first. If the violation is not corrected when specified or recurs, a second notice will be sent. If the violation continues and is not corrected or continues to occur, a third letter will be issued notifying the owner of the fine for non-compliance. At that point, the board will begin to assess the appropriate fine(s) and they will be charged to the homeowners account and will continue per inspection until the violation has been corrected. Inspections for violations will be done every 15 days. The Fine Structure is listed below:

USE RESTRICTION VIOLATIONS (Section 2.2 of the Declaration of Covenants, Conditions and Restrictions) **\$50 – Per Occurrence**

Some Examples :

- Failure to pick up dog waste
- Failure to comply with trash pick up
- Failure to store items in the garage
- Noise Violations
- Causing Damage to Common Areas

Please refer to your Declaration and Homeowners Responsibilities for a full list of violations.

PARKING VIOLATIONS (Section 2.2 of the Declaration of Covenants, Conditions and Restrictions) Local jurisdiction will be contacted if the parking violation becomes a nuisance or a danger to the community.

Please refer to your Declaration and Homeowners Responsibilities for a full list of violations.

ARCHITECTURAL VIOLATIONS (Article 3 of Declaration of Covenants, Conditions and Restrictions) **\$75 – Per Occurrence**

The installation of any fixed exterior component without the prior approval of the Board.

Some Examples:

- Satellite Dishes and Motion Detectors
- Flags, Solar Screen & Storm Doors
- Fixed Exterior Decorations

Please refer to your Declaration and Homeowners Responsibilities for a full list of violations.

The implementation of these inspections and fine structure has been adopted by the Board of Directors to provide for uniform compliance and continued preservation of the beauty and value of the Hunter Valley Townhome Owners Association Inc.