

## Pages Place HOA Fine Schedule and Enforcement Policy

Below are the Enforcement Policy and Fine Schedule for Pages Place Home Owners Association. The primary objective for the Board of Directors Rules Enforcement Policy is rule compliance.

### Schedule of Assessments:

**Monthly HOA Dues:** \$225.00

**Due:** 1<sup>st</sup> day of every month

**Transfer Fee:** \$800.00

**Satellite Dish Install Permit:** \$80.00

**Major Construction Permit:** Cost depends on the size and scope of Project.

**Dumpster on site Fee:** \$60.00 per week

### Schedule of Fines:

**Dues Late Fee:** \$20 (Considered late after the 5<sup>th</sup> of the month)

**Outstanding Balance Fee:** \$20 (Considered an outstanding balance if there is a balance owed on the account)

**Initial Demand Letter and Notice of Lien:** \$150.00

**Second Letter after Initial Demand Letter:** \$100.00

**Lien Releases:** \$50.00

**Complaint and Summons:** \$275.00

**Foreclosure:** TBD

**Attorney Hourly Services & Out-of-Pocket Expenses:** Varies

**Landscape Maintenance Violation:** \$50.00 plus cost of repair

**Excessive Trash Around Unit:** \$25

**Unmaintained Exterior Door Frames:** \$25

**Trash Cans:** \$25.00 (2 days to put away)

**Quiet Enjoyment (Nuisance):** \$50.00 each occurrence

**Maintenance of Animals:** \$50.00

**Parking Violation:** Up to \$250.00

**Major Construction Permit Violation:** \$100.00 per week till permit drawn

**Architectural Violation:** \$500.00 (\$400.00 credit when violation corrected. Additional \$100.00 non-reimbursable for every 2 weeks not in compliance)

**Satellite Dish Install Violation:** \$300.00

This above list is not complete or comprehensive. All other violations not listed or specified above will result in reasonable fines up to \$500.00 **per week**.

The Payment of any and all legal fees and costs incurred by the Association to enforce violations or collect fines shall be the responsibility of the homeowner.

Homeowners are responsible for damage caused to the common area. It is the homeowner's responsibility to inform their tenants of the rules and regulations. The homeowner is responsible for any common area damaged caused by the tenants. **Procedure**

**First Violation:** A courtesy letter citing the specific violation(s) and requesting corrections of said violation(s).

**Second Violation:** A letter or email sent requesting the homeowner to appear at a hearing before the Board of Directors (or their appointed designees) to address the cited violation(s). The letter or email will identify the nature of the violation(s), date, time and location of the hearing. If the homeowner fails to appear at the hearing or provide written evidence on his/her behalf, a monetary penalty will then be imposed against the homeowner. The Board of Directors will notify the homeowner, in writing or email, of its decision.

**Continuing Violation:** The Board may impose a continuing monetary penalty, assessed on a weekly basis, without additional notice or hearing, until the infraction or violation has been remedied. (A continuing violation is a violation of an ongoing nature which has not been corrected.)

**Repeat Violation:** Hearing Letter to Homeowner.

(A repeat violation occurs when a person violates the same provision of the Association's governing document more than once and has already been given the appropriate warnings and hearing. A repeated violation will result in an immediate doubling of fines.)

**Collections:** Accounts will automatically be sent to the attorney for balances greater than \$400.00, unless a payment plan has been agreed to by the violating party and the HOA.

There may be a repeat, continuing violation, in which case fines (which have been doubled) will be assessed on a weekly basis until the violation is corrected.