

Fairways of Woodlake

HOMEOWNER'S ASSOCIATION

- VIOLATION FINE SCHEDULE -			
DESCRIPTION OF VIOLATION	TIME TO CURE (HRS/DAYS)	FINE 1ST / 2ND	WEEKLY / MONTHLY +
01. ARTICLE 4.1 USE – SINGLE FAMILY RESIDENCE	30-60 DAYS	\$500/\$750	\$1000/MO
02. ARTICLE 4.1 USE – TEMPORARY HOUSING	24 HRS	\$100/\$200	\$200/WK
03. ARTICLE 4.1 USE – TRADE OR BUSINESS ON LOT	24 HRS	\$250/\$500	\$500/WK
04. ARTICLE 4.5 – FENCES OR WALL NOT APPROVED BY ACC	30 DAYS	\$150/\$300	\$500/MO
05. ARTICLE 4.5 – FENCE / WALL STANDARDS - QUALITY, TYPE, ETC	30 DAYS	\$300/\$400	\$400/MO
06. ARTICLE 4.5 – CONSTRUCTION OF TEMPORARY FENCES	15 DAYS	\$100/\$200	\$200/WK
07. ARTICLE 4.5 – FENCE OR WALL HEIGHTS (6' + HEIGHT) – NON COURTYARD	30 DAYS	\$100/\$200	\$200/WK
08. ARTICLE 4.5 – FRONT / SIDE RESTRICTIONS – FENCE, WALL, HEDGE	30 DAYS	\$100/\$200	\$200/WK
09. ARTICLE 4.5 – GOLF COURSE LOTS – FENCES, WALLS +3'(H) & -9'(H)	30 DAYS	\$150/\$300	\$500/WK
10. ARTICLE 4.5 – UTILITIES – WIRING ABOVE GRADE – SAFETY HAZARD	30 DAYS	\$100/\$200	\$200/WK
11. ARTICLE 4.10 – SIGNS (MOVEABLE OR AFFIXED)	72 HRS	\$100/\$200	\$200/WK
12. ARTICLE 4.11 – ANIMALS (3+ / BREEDING)	2 DAYS	\$250/\$500	\$500/WK
13. ARTICLE 4.11 - ANIMALS OR BIRDS - CONFINEMENT STRUCTURE	24 HRS	\$250/\$500	\$500/WK
14. ARTICLE 4.11 – ANIMALS OFF A LEASH – FINE INITIATED PER OCCURANCE AFTER NOTICE	24 HRS	\$100/\$200	\$200/PER
15. ARTICLE 4.12 – CLOTHESLINES – OPEN / VISIBLE OUTDOOR DRYING	24 HRS	\$100/\$200	\$200/WK
16. ARTICLE 4.13 – RECREATIONAL VEHICLES STREET PARKING (24+ HRS)	24 HRS	\$200/\$300	\$300/WK
17. ARTICLE 4.13 – REC VEHICLE, TRAILER, BOAT ON DRIVEWAY OR LOT (48+ HRS)	24 HRS	\$200/\$300	\$300/WK
18. ARTICLE 4.13 – MOTOR HOME PARKED ON DRIVEWAY (48+ HRS)	24 HRS	\$200/\$300	\$300/WK
19. ARTICLE 4.14 – MACHINERY OR EQUIPMENT IN OPERATION ON LOT	24 HRS	\$200/\$300	\$300/WK
20. ARTICLE 4.15 – ANTENNAS / SIGNALS – DISHES, ETC	72 HRS	\$100/\$200	\$200/WK
21. ARTICLE 4.16 – INOPERABLE VEHICLE – ON STREET, LOT, OR DRIVEWAY	72 HRS	\$150/\$250	\$350/WK
22. ARTICLE 4.16 – OPERABLE/INOPERABLE VEHICLE REPAIR VISIBLE (LOT, DRIVEWAY, STREET)	24 HRS	\$100/\$200	\$200/WK
23. ARTICLE 4.16 – TEMPORARY STRUCTURES – USE AS A RESIDENCE	24-48 HRS	\$100/\$150	\$300/WK
24. ARTICLE 4.17 – NUISANCES – RUBBISH, DEBRIS, ETC	2-3 DAYS	\$100/\$150	\$TBD BILLED
25. ARTICLE 4.17 – NUISANCES – INDUCE HARBOR BREED PESTS, INSECTS	24-72 HRS	\$150/\$300	\$TBD BILLED
26. ARTICLE 4.17 – NUISANCES – LIGHTING OR ILLUMINATION	24-72 HRS	\$150/\$150	\$50/WK
27. ARTICLE 4.17 – NUISANCES – OTHER – TRASH CANS (+12 HRS), PUBLIC NUISANCE; NOISE; ETC	24 HRS	\$150/\$150	\$50/WK
28. ARTICLE 4.18 – GEN MAINTENANCE – FRONT YARDS, WEEDS, LAWN VISIBLE AREAS	7 DAYS	\$150/\$150	\$50/WK
29. ARTICLE 4.18 – GEN MAINTENANCE – EXTERIOR OF DWELLING – QUALITY STANDARDS	90 DAYS	\$150/\$150	\$50/WK
30. ARTICLE 4.18 – GEN MAINTENANCE – NEW CONSTRUCTION DEBRIS	3-7 DAYS	\$150/\$250	\$50/WK
31. ARTICLE 4.20 – ACC – FAILURE TO GAIN APPROVAL – ANY EXTERIOR CHANGES	14 DAYS	\$500/\$500	\$500/MO
32. ARTICLE 4.22 – NON-COMPLETION OF APPROVED DWELLING OR STRUCTURES (6+ MO)	30 DAYS	\$500/\$500	\$500/WK
33. ARTICLE 4.23 – REC EQUIP – BASKETBALL GOALS, TRAMPOLINES, POOLS, OTHER, ETC - OPEN VISIBILITY FROM PUBLIC OR GOLF COURSE – NOT BEHIND A FENCE, SAFETY, ETC	2-14 DAYS	\$100/\$100	\$50/WK
34. ARTICLE 4.23 – REC EQUIP – ATTACHED OR AFFIXED - FAILURE TO GET APPROVAL FROM ACC	1-30 DAYS	\$100/\$100	\$50/WK
35. ARTICLE 4.13 – ON STREET PARKING – OVERNIGHT, FIRE LANE, ETC	+/- 24 HRS	\$25/DAY	\$TBD + TOW

HOA PROCEDURES OF THE ASSESSMENT OF FINES

1. **COURTESY NOTICE** – TIME TO CURE. PLEASE CONTACT US VIA EMAIL IF YOU NEED MORE TIME TO CURE.

2. **1ST (FIRST) VIOLATION** – FINE APPLIED.

3. **2ND (SECOND) VIOLATION** – FINE APPLIED.

4. **WEEKLY / MONTHLY FINES** TO BE ASSESSED TO HOMEOWNER'S ACCOUNT UNTIL CURED + BILLED FOR SERVICES, LEGAL FEES, ETC - SEE COVENANTS.

5. **UNPAID FINES** – TO BE APPLIED TO HOMEOWNER'S PROPERTY (LIENS, LEGAL ACTION, ETC) - ARTICLE 3.8 - INTEREST OF 10% PER ANNUM TO BE APPLIED TO ALL SUMS

- ABOVE FINE SCHEDULE **EFFECTIVE - NOVEMBER 1, 2022** | * FINE AMOUNTS ARE SUBJECT TO CHANGE PER YEAR, PER HOA BOARD OF DIRECTORS **