



PINECREST

SCHEDULE OF FINES

Adopted October 2018

In order to enforce the Pinecrest Covenants, Regulations and Architectural Control Committee (ACC) Guidelines, the Pinecrest POA has developed a fining system for compliance as follows:

1. First Violation Letter will be sent giving owner, Article 14 Section B&C, Seven (7) days to make corrections or management company with schedule for corrections.
2. Second Violation Letter - If management has not been contacted within seven (7) days of original letter a second fine letter will be sent assessing a \$50 fine. The homeowner will then be given an additional seven (7) days to correct violation.
3. Third Violation Letter – If the violation has not been corrected, an additional \$100 fine will be assessed. Additionally, the homeowner's key card for the pool and amenities center will be turned off and they will be unable to vote in any Pinecrest elections until such time as the corrections are made and the fines are paid.
4. Fourth Violation Letter - A fine of \$250 plus \$50 per week until the violation is corrected. Once the fines reach \$1000 a lien will be placed on the home by the POA.

Architectural improvements made without approval from the ACC prior to its start, are subject to fines. The fine amount will be in accordance with the deposit schedule on the application, as there are differing deposit amounts for specific projects.

Executing a project requiring a "notification only" application without submitting said application will result in an assessment of at \$50 fine.