

Arborwood/Willows, HOA

Schedule of Fines

Revised April 10, 2024

In order to enforce the Covenants and Community Wide Standards, the Arborwood/Willows, HOA has enacted the following Schedule of Fines. These are to assist in promoting maintenance and cleanliness of homes and property in an effort to create a desirable living environment for existing and potential homeowners.

- 1. First Courtesy Notification** – First violation letter will be sent giving owner 10 days to make corrections or to contact management company with schedule for corrections. **Fine - \$0**
- 2. First Fine Notification** – If corrections are not made within 10 days, or if the management company has not been contacted, a second letter will be sent assessing a **\$75 fine**. The homeowner will be given an additional 10 days to correct the violation.
- 3. Second Fine Notification** – If, after the previous fine notification, the violation has not been corrected, an additional **\$100 fine** will be assessed. Additionally, the homeowner will be unable to vote in any Association elections until such time as the corrections are made and the fines are paid.
- 4. Third Fine Notification** – If a fourth letter is required, a **\$250 fine** will be assessed on the homeowners account and as well as a \$100 fine per week until the violation is corrected. In the event that the violation is an occurrence-based violation, a \$250 fine will be assessed for each occurrence.

Unauthorized access to the amenities as described in the Community Wide Standards will result in a \$250 fine levied against the owners account for first and repeat offenses.

Unruly conduct on common property, as described in the Community Wide Standards, will result in a \$250 fine levied against the owners account for each offense and the registered amenity card will be suspended for 30 days.

ACC Schedule of Fines

Architectural improvements made without prior approval from the ACC (architectural control committee) will result in a Courtesy Notification warning to cease work and apply for approval within ten (10) days. Failure to cease work and apply for approval will result in fine notifications following the ACC Schedule of Fines listed below. This list is NOT all-inclusive. Please refer to your Covenants for a complete review of ACC requirements.

Sunrooms, Screened Porches, Room Additions, Sheds, Retaining Wall (lagoon side)	\$750.00
New Color Shingles, Re-Siding, Retaining Wall	\$250.00
Lease/Rental Agreement-Landscaping Contract	\$500.00
New Deck	\$250.00
Recreational Equipment, Dog Runs	\$100.00
Tree Removal/Addition	\$100.00
Exterior Lighting	\$100.00
Changing Colors of Shutters, Changing Color of Exterior Doors	\$100.00
Fencing	\$250.00

Additional Notes

- The Association reserves the right to take other action to enforce the rules and Covenants in addition to imposing a fine or fines (Article VI, Section 6.2 & 8.2 of the Covenants).
- All unpaid fines shall be treated as any unpaid assessment and shall constitute a lien on the owner's property pursuant to Article VIII Section 8.3 of the Covenants.