

PINE FOREST VILLAGE HOA

Homeowners Association

Schedule of Fines

Adopted March 2019

In order to enforce the Pine Forest Village Covenants, Regulations and Architectural Review Committee (ARC) Guidelines, the Pine Forest Village HOA has developed a fining system for compliance as follows:

1. First Violation Letter- will be sent giving owner seven (7) days to make any necessary corrections (*Section 5.2 of covenants*). If due to scheduling delays, owner can contact management to request an extension of time.
2. Second Violation Letter- If management has not been contacted and/or violation has not been rectified within 7 days, a fine letter will be sent and a \$50 fine assessed against the owners account.
3. Third Violation Letter- If the violation has not been corrected within 7 days, a fine letter will be sent and an additional \$100 fine will be assessed against the owners account. Additionally, the homeowner's key fob for the pool will be turned off.
4. Fourth Violation Letter- If the violation has not been corrected within 7 days, a fine letter will be sent and an additional \$100 fine will be assessed against the owners account.
5. Fifth Violation Letter- If the violation has not been corrected within 7 days, a fine letter will be sent and an additional \$1,000 fine will be assessed against the owners account.
6. Sixth Violation Letter- If the violation has still not been corrected within 7 days, the association has the right to seek legal action for enforcement of the covenants. All charges affiliated with collection actions will be applied to the homeowners account.

Architectural improvements made without approval from the ARC prior to its start, are subject to fines until retroactive ARC application has been submitted or the project has been removed.

	First Infraction	Second Infraction	Third Infraction	Fourth Infraction	Fifth Infraction	Sixth Infraction
Violation	Notice	\$50 Fine	\$100 Fine	\$100 Fine	\$1,000 Fine	Legal action
Unapproved ARC Modifications	\$250 Fine weekly until retroactive ARC application is received or modification is removed.					

If the homeowner disagrees with the HOA's findings, owner has the right to appeal the fines by submitting the written appeal to the HOA. The dispute will then be reviewed by the HOA Board and such determinations will be final and shall not be subject to any further appeal whatsoever (section 6.2 of covenants).