

Fine Policy for Smith Farms Homeowner's Association

1. Type I Fines:

Minor nuisance, Storage, Parking, Unsightly or Unkept Conditions, Trash Cans, Improper Landscaping, Lawn Maintenance:

- 1st Notice of violation: Courtesy notice/Fine notice (10 days to comply).
- 2nd Notice: 1st Fine Stage (\$50.00) (10 days to comply).
- 3rd Notice: 2nd Fine Stage (\$100.00) (10 days to comply).

Subsequent Notices: Lien and Legal charges will be assessed and fines will continue to accrue at (\$100.00) for each ten-day period.

2. Type II Fines:

Additions/modifications to property or other construction with no prior ARC or Board authorization:

- 1st Notice of violation: Courtesy notice/Fine notice (Construction – immediate stoppage of all construction or dirt movement within 24 hours of notice) and immediate and suspension of key fob access to pool, fitness center and clubhouse where applicable.
- 2nd Notice: 1st Fine Stage \$100.00 (10 days to comply)
- 3rd Notice: 2nd Fine stage \$100.00 per day for each continued violation/infraction plus all legal fees. (Immediate lien for collection if necessary)

3. Type III Fines:

Short Term leasing without Board authorization:

- 1st Notice of Violation: Courtesy notice/Fine Notice (Cease and desist using property by short- term renting with-in 24 hours) and immediate and suspension of key fob access to pool, fitness center and clubhouse where applicable.
- 2nd Notice: 1st Fine stage \$500.00
- 3rd Notice: 2nd Fine Stage \$1000.00 per day for each continued violation/plus all legal fees. (Immediate lien for collection if necessary)