

VILLAGE WOOD TOWNHOME ASSOCIATION, INC.
Schedule of Fines

1. Association Dues.

If Association Dues are not paid for two consecutive months, on the 15th day of the second month, notice will be given to the owner that, if dues are not brought current within ten (10) days from date of notice, electricity to such unit will be turned off. The charge for turning the electricity off and turning the electricity back on will be levied against that unit, and will need to be paid in full, as well as late charges for the period.

2. Damage to Common Elements or Common Personal Property.

The cost for repair of damages caused by a unit owner, member of unit owner's family, guests of a unit owner, residents, tenants, lessees, agents, or employees of a unit owner, shall be levied against that unit, plus a fine not to exceed \$50.00 for the first offense following letter of notice which may be sent by certified or regular mail. If the cost for said repairs and/or the fine levied is not paid within twenty (20) days from date of letter of notice, a further fine of \$50.00 shall be levied against that unit, and a like amount levied each month thereafter until the entire amount is paid.

3. Infraction of Rules and Regulations.

Infractions of the Village Wood Townhome Association, Inc., Rules and Regulations dated 01 March 1991, by unit owner, members of unit owner's family, guests of a unit owner, residents, tenants, lessees, agents, or employees of a unit owner, will cause a fine to be levied against that unit. Letter of notice may be sent by certified or regular mail. Each owner was provided with a copy of these Rules and Regulations, and should provide tenants, renters, lessees, agents and employees with copy of said Rules and Regulations. A charge of \$25.00 will be assessed to the owner for each copy of the Rules and Regulations should the Association or Management company have to provide same to the renters, lessees, agents and employees of said owner.

Items not specifically addressed in the listing below are not to be construed as non-finable offenses.

- a. Painting or otherwise defacing outside doors, walls, fence
\$50.00, plus cost to repair/replace
- b. Breaking lights in carport, walkway or park areas
\$50.00, plus cost to repair/replace
- c. Breaking, bending, or otherwise damaging outdoor waterpipes
\$50.00, plus cost to repair/replace

- d. Breaking, moving, or otherwise damaging community TV antenna
\$50.00, plus cost to repair/replace
- e. Broken window - your unit
\$25.00, plus cost to repair/replace
- f. Broken window - other unit
\$50.00, plus cost to repair/replace
- g. Improper window coverings
\$25.00
- h. Improper disposal of trash and/or garbage, **brooms, mops, towels, rags, rugs, etc. on patios and fences.**
\$25.00
- i. Disposal of furniture or other items too large for dumpster
\$50.00, plus cost to remove
- j. Pet excrement
\$25.00 first instance of non-removal
\$50.00 second instance of non-removal
- k. Keeping farmyard animals on property
\$25.00 first notice
\$50.00 second notice
- l. Use of outdoor cooking grills on patio, **less than Fire Dept. rule of 10' from dwelling**
\$50.00, plus cost of repainting smoke damage
- m. Use of firearms on the property
\$100.00, plus probable arrest by authorities
- n. Use of fireworks on the property
\$50.00, plus possible arrest by authorities
- o. Repair of motor vehicles as described in Rules and Regulations
\$50.00, plus cost of repair of damage to
carport paving **or common parking lot surface**
- p. Over occupancy of unit (See Rules and Regulations and Minutes of Board meeting held 11 November 1993)
initial notice (60 days to correct)
\$100.00 second notice (30 days later)
\$100.00 third notice (30 days later)
\$250.00 fourth notice (30 days later)
Eviction proceedings

- q. Vandalism by residents and/or visitors
\$100.00, plus cost to repair/replace, plus attorney's fees and court costs should suit be filed
- r. Children playing in courtyards and/or carport areas
warning letter, followed by
\$50.00 first notice
\$100.00 second notice
third notice will be cause for eviction
- s. Drinking of alcoholic beverages outside unit or patio
\$50.00, plus probable arrest by authorities
- t. Loud music, loud talking/arguing outside unit, including pool and carport areas
\$50.00, plus possible arrest by authorities
- u. Storing personal property on premises, other than in unit or storeroom
\$50.00, plus \$50.00 per month until removed

Fines may be assessed from \$25 minimum to \$250, with increments of at least \$25 based on severity of the offense as determined by the Board of Directors and the Management Company.