

WIMBLEDON ON THE CREEK  
HOMEOWNERS ASSOCIATION, INC.  
SCHEDULE OF FINES

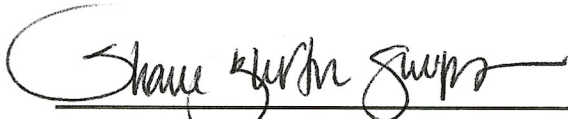
WHEREAS, the Board of Directors (the "Board") of Wimbledon on the Creek Homeowners' Association (the "Association") is concurrently adopting a Covenant Enforcement and Fining Policy (the "Policy") for the Association with regard to covenant violations found to exist within Wimbledon on the Creek (the "Properties"); and

WHEREAS, Paragraph 10 of the Policy provides that the Board may adopt a schedule of fines applicable to Violations within the Properties, which may include a progression of fines for repeat offenders.

NOW, THEREFORE, IT IS RESOLVED that the schedule of fines attached hereto as Exhibit A is hereby established for the Association. This list of fines is not meant to be all inclusive. The Board may determine fines for other violations at the Board's discretion.

IT IS FURTHER RESOLVED that this Schedule of Fines is effective March 1, 2015 to remain in force and effect until revoked, modified or amended.

This is to certify that a foregoing resolution was adopted by the Board of Directors at a meeting of the Board on January 19, 2015 and has not been modified, rescinded or revoked.

  
\_\_\_\_\_  
Secretary/Treasurer

3-16-15  
Date



**EXHIBIT "A"**  
**WIMBLEDON ON THE CREEK HOMEOWNERS' ASSOCIATION**  
P.O. Box 173341 Arlington, TX 76003  
www.wotchoa.com

CATEGORY OF FINE	INITIAL FINE US DOLLARS (USD)							PER DIEM FINE (USD)	NOTES/ SPECIFIC
	\$50	\$150	\$250	\$375	\$500	\$750	\$1,000		
CONSTRUCTION									
Site construction commenced without ACC approval	X							\$20	
Failure to secure conformation of construction project(s) are(is) in compliant with WOTCHOA Declarations	X							\$20	
Construction project initiated without required permit(s)	X							\$20	Fence, Exterior Lighting, Irrigation Systems
Incompatible design implemented without ACC approval	X							\$20	
Unauthorized deviation from approved ACC plans	X							\$20	
<b>INCOMPATIBLE CONSTRUCTION</b>									
Color scheme	X							\$20	
Landscaping	X							\$20	
Unapproved Materials	X							\$20	Includes retaining wall
Poor workmanship	X							\$20	
Fence construction exceeds 8 feet	X							\$20	
Improper drainage (Post modification)	X							\$20	
Excessive project duration	X							\$20	

Incomplete clean-up of instruct on site after project completion	X							\$20	
Construction materials not properly stored	X							\$50	
Improper/Unapproved mailbox construction	X							\$20	
Construction outside of lot build line	X							\$20	
Construction present closer to side line	X							\$20	
Habitable space of lot unit reduced to < 1500 sq. ft.	X							\$20	
Encroachment without remedy	X							\$20	
<b>RECREATION</b>	<b>\$50</b>	<b>\$150</b>	<b>\$250</b>	<b>\$375</b>	<b>\$500</b>	<b>\$750</b>	<b>\$1,000</b>		
Recreational equipment not stored or improperly located	X							\$20	
Unapproved structural recreational equipment material	X							\$20	
Boat camper or trailer parked in drive >72hrs	X							\$20	
Hazmat transport vehicle	X							\$20	
<b>CATEGORY OF FINE</b>								<b>PER DIEM FINE</b>	<b>NOTES/ SPECIFIC</b>
<b>LIGHTING</b>	<b>\$50</b>	<b>\$150</b>	<b>\$250</b>	<b>\$375</b>	<b>\$500</b>	<b>\$750</b>	<b>\$1,000</b>		
Unapproved external lighting	X							\$20	
Invalid lighting direction	X							\$20	
Unapproved lighting fixtures	X							\$20	
Unapproved lighting locations	X							\$20	



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	\$50	\$150	\$250	\$375	\$500	\$750	\$1,000		
<b>PROPERTY EXTERIOR</b>									
Improper location of pool mechanical devices	X							\$20	
Unapproved garage ornamentation	X							\$20	
Unapproved driveway materials	X							\$20	
Unapproved greenhouse location or materials	X							\$20	
Unapproved exterior window A/C unit	X							\$20	
Unapproved attic ventilation unit or installation	X							\$20	
Improper dog run or dog house location	X							\$20	
Frequent or excessive auto repair out of emergency scope	X							\$20	Increases by \$10 each occurrence
Unapproved window shutters installed	X							\$20	
Illegal sign or flag displayed	X							\$20	
TV or radio antenna >15ft above roof height	X							\$20	
Failure to maintain property neat and orderly	X							\$20	Trash, rock, overgrown foliage, debris

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	\$50	\$150	\$250	\$375	\$500	\$750	\$1,000		
LANDSCAPING									
Improper landscaping	X							\$20	
Unapproved ornamental statuary location or figure	X							\$20	
Dead shrubs or trees	X							\$20	
Tree or shrub encroachment onto adjacent property	X							\$20	

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	\$50	\$150	\$250	\$375	\$500	\$750	\$1,000		
MISC									
Noxious, Annoyance, or Nuisance Activity	X							\$20	Increases by \$10 each occurrence
Rubbish set to the curb too early	X							\$20	
Improper rubbish/recycling container storage	X							\$20	Increases by \$10 each occurrence
Commercial vehicles with ad Parked overnight on driveway or street	X							\$20	
Any vehicle Rusted or damaged In driveway or street	X							\$20	
Blocking a neighbor's Mail Box	X								
Retail Business Home		X						\$20	
Improper use Of home or property		X						\$75	