

Carriage Mill Homeowners Association

FINE SCHEDULE

ATTENTION: Please note that the following guidelines and fines shall be effective against all Homeowners. Landlords will be held responsible for any / all violations caused by their tenants. All costs associated with enforcing the following violations will be billed to the homeowner's account including, but not limited to postage, envelopes, paper, legal fees, etc.

Garbage/Recycle containers visible from street (Containers and/or bulk discards can be placed at the curb no earlier than 5 P.M. the day prior to the scheduled collection day. Containers must be removed by 8 A.M. on the day following collection.)	24 Hrs.	\$25	\$25 / Week
Visible Trash/Debris/Discards not stored in City approved containers or awaiting scheduled bulk pickup.	24 Hrs.	\$25	\$25 / Week
Damage to HOA property including, but not limited to common areas and structures	72 Hrs.	Minimum \$100	Minimum \$100 / Week
Yard/Landscaping not maintained (weeds, overgrowth, etc)	7 Days	\$50	\$50 / Week
Improper parking of vehicles (Commercial vehicles, boats, and trailers are not allowed to be stored on the street or on the homeowner's property. Commercial vehicles and trailers are only allowed for temporary use by contractors for current maintenance/repair purposes.)	72 Hrs.	\$50	\$50 / Week
Inoperable/abandoned vehicles or vehicles that are not properly licensed whether they are parked on the street or homeowner's property. Vehicles parked on lawns	72 Hrs.	\$50	\$50 / Week
Fence Violation (improper/defective fencing materials, collapsing/damaged, improper fence placement without consent of HOA board)	90 Days	\$150	\$150 / Month
Failure to gain approval from the HOA board for any property improvements/renovations/large structures. (Including but not limited to storage buildings, adding concrete, basketball hoops, trampolines, gazebos, etc.)	90 Days	\$150	\$150 / Month
Noxious or offensive activity, becoming an annoyance or nuisance public or private to the neighborhood that would in any way interfere with the quiet enjoyment of any owners respective dwelling unit.	24 Hrs.	\$50	\$50 / Occurrence (After Initial Violation)
Property not maintained (Including, but not limited to roofing, exterior structures and surfaces to include siding, hazardous damage to shared walls - must be clean, free of rot / mold and in good repair.)	90 Days	\$150	\$150 / Month
Pet off a leash, Failure to properly dispose of pet waste, Pets left outside unattended while resident is away	24 Hrs.	\$25	\$25 / Occurrence (After Initial Violation)
Exterior paint not HOA approved colors	30 Days	\$150	\$150 / Month
Window AC Units	24 Hrs.	\$50	\$50 / Week
Pets kept, bred or maintained for any commercial purpose. Any animals other than normal domesticated pets being raised, bred or kept on property	24 Hrs.	\$50	\$50 / Occurrence (After Initial Violation)

*Any other violations not specified shall have a minimum initial fine of \$25.00, with corresponding weekly fine until the violation is cured.

PROCEDURE FOR ASSESSMENT OF FINES

1. A homeowner has 24 hours after notice to cure the violation, unless otherwise indicated above. Some violations, by their nature, do not exist for more than 24 hours. For these violations, notice will be given and subsequent violations of the same kind occurring after 24 hours shall be considered a continuation of the initial violation and shall be subject to a fine. For example, an owner who allows their pet to wander off leash will be given notice of violation. If they allow their pet to wander off leash more than 24 hours after notice, they will be fined each time the pet is found off leash.

2. A notice letter will be sent to the Homeowner stating the alleged violation and the amount of the fine to be imposed. If the violation is not cured within the time prescribed, the applicable fine will be assessed and will continually be assessed until the violation is cured. All costs associated with notification of the violation will be billed to the homeowner's account, including, but not limited to postage, envelopes, paper, etc.

3. Any fines / notification costs that remain unpaid will become a lien against the homeowner's property and legal action may result. The Homeowner shall be responsible for all fines, accrued late charges, and/or legal fees or costs that may be incurred during the collection process.