

E.P.H.A. Fines and Fine Schedule

Formally amended and adopted on October 01, 2020

Violation of covenants will result in a notification letter explaining the violation. Homeowner will have 30 days to respond and to correct said violation. If no action or response is received **within 30 days**, the homeowner will receive a second letter with the accrued fine violation. Fines will accrue at the same rate each month until paid and until the violation is corrected or unless the Board of Directors seeks legal action. Any homeowner accruing fines in **excess of \$1,000** will result in legal action against the homeowner.

Yard Maintenance Neglect, blocking water views, sidewalk	\$150 (Part 2, Article VII, Section 10, 12, 14)
Storage of vehicle (boat, RV, trailer, or inoperable auto)	\$350 (Part 2, Article XII, Section 2)
Other	\$350
Non-compliant, non-approved roof	\$10,000 (Part 2, Article VI, Section 4)
Late Dues Dues are due on April 30 of each year. Due notices are mailed out in January of each year	\$25 all fines will accrue at the same rate per month until action is taken. (Part 2, Article IV, Section 6)
Filing Fee TBD Lawyer's Fee (per hour)	TBD
Property Management Fee (per hour)	TBD

These fines are for the **first** violation. At the sole discretion of the Board, succeeding violations may be increased by up to the amount of the initial fine, and compounded, for up to three (3) months, at which point the fine will reach a maximum and be repeated for every month until the violation is remedied or a court order is entered.

For instance: A fine under the "Neglect of Yard Maintenance" category would be **\$150** in Month 2 under the Guidelines of Enforcement, **\$300** in Month 3, and **\$450** in Month 4. A monthly fine of **\$450** would accrue each month thereafter until the violation is remedied or a court order is entered.

A fine that falls under the "Other" category would be **\$150** in Month 2 under the Guidelines of Enforcement, **\$300** in Month 3, and **\$450** in Month 4. A monthly fine of **\$450** would accrue each month thereafter until the violation is remedied or a court order is entered.

A "Non-Compliant, Non-Approved Roof" is a one-time fee that **does not increase, nor does it repeat** for each month of non-violation—it is a single **\$10,000** fine.