

THE HOMEOWNER'S ASSOCIATION OF HIGHLAND MEADOWS d/b/a
HIGHLAND MEADOWS HOMEOWNERS ASSOCIATION

DEED RESTRICTION VIOLATION FINE SCHEDULE

AUGUST 2015

**HIGHLAND MEADOWS HOMEOWNER ASSOCIATION
DEED RESTRICTION VIOLATION
FINE SCHEDULE**

Payment of the fine amount does not imply or constitute a waiver of enforcement or the granting of a variance for the violation. All Violations must be corrected and brought into compliance with the Highland Meadows Declaration of Restrictions, Covenants, and Conditions (Deed Restrictions), By-Laws, Architectural Standards Bulletins or guidelines. Failure to pay fines could result in a lien being placed on the Owner's Property. The Owner shall be responsible for any fines and enforcement costs assessed on the Property. The violation fines will be levied as described below.

Exemplar violations are outlined in this Deed Restriction Violation Fine Schedule. This is not an exhaustive list of violations.

VIOLATION	FINE	FREQUENCY
Construction, installation, erection or placement of exterior improvements "regulated" by the Governing Documents without prior approval of the ACC.	\$200	each time the violation is observed
Failure to erect, construct, place or install an improvement in accordance with provisions approved by the ACC.	\$100	each time the violation is observed
Trash cans left in public view on days other than designated trash pickup days.	\$50*	* for initial violation, a door hanger reminder will be left each time the violation is observed
Boats, Trailers, or Recreational Vehicles stored on a Lot, but not screened from view.	\$50	each time the violation is observed
Satellite dishes, electronic towers, aerials, antennae installed on lots without ACC approval (excluding certain devices covered by the Telecommunications Act of 1996)	\$50	each time the violation is observed
Failure to maintain wood, wrought iron or ornamental fences and masonry retaining walls.	\$50	each time the violation is observed
Failure to maintain landscaping vegetation, uncut grass, weeds, dead plants, trees, etc.	\$50	each time the violation is observed
Holiday decorations displayed 30 days after that particular holiday	\$50	each time the violation is observed
Livestock or poultry kept on Lot	\$500	each time the violation is observed

Home repairs needed (painting, rotting wood, sagging gutters, damaged garage door, broken light fixtures, etc.)	\$100	each time the violation is observed
Failing to control, restrain, or leash animal(s) when outside of Owner's home or fenced in yard, including noises	\$100	each time the violation is observed
Other Deed Restriction violations	\$100	each time the violation is observed

This is to certify that the forgoing Deed Restriction Fine Schedule was adopted by the Board of Directors by unanimous consent, effective as of the ____ day of _____, 20____, until such date as it may be modified, rescinded or revoked.

President

Vice President

Treasurer

Director

Director

Director

Director