



FINE SCHEDULE

The Board has discretion to assess fines for first-time violations within the ranges set forth below based upon the nature and severity of the violation. In addition to the fines listed in the fine schedule, the Board is authorized by the Declaration to levy an assessment upon the violating Owner for expenses and costs incurred by the Association due to the Owner's violation. Additionally, if property is damaged due to the violation, the violating Owner will be charged for the costs of restoring the property to its original condition. Fines for continuing or repeated violations may be doubled at the discretion of the Board and may be levied as often as weekly for continuing violations. This fine schedule, and any future changes hereto, must be delivered to the Owners by either personal delivery or first-class mail. The fee schedule has been adopted by the Board and may be amended from time to time. All fees and/or items provided in this fee schedule may be amended from time to time in accordance with the Declaration.

Non-Compliance Fines	
Use Restrictions	\$100 - \$500
Vehicle and Parking Restrictions	\$100 - \$500
Unauthorized Improvements to Property	\$250 - \$10,000
Hazardous Activities (Risk of harm to person or property)	\$500 - \$5,000
Any other violation of the Declaration, Rules and Regulations or Architectural Guidelines not specifically mentioned herein	\$100 - \$500

Architectural Review Fees		
Architectural application processing fee		\$250
Architectural application security deposit	Minor Improvement (e.g., window treatments, patio furniture)	No security deposit required
	Flooring	\$1,500
	Major Improvement (e.g., kitchen or bathroom remodels, security system installation, plumbing changes, movement of load bearing wall)	\$5,000
Outside consultant retained by Board for evaluation of architectural application		Actual cost

NON-COMPLIANCE FINES AND ARCHITECTURAL FEES