

Wood Trails HOA Fine & Enforcement Policies

The Board of Directors shall have the power to impose fines and /or take legal action for violations of the Declaration or Rules or any amendment to those documents. Except for the one-time fine mentioned below, fines shall be charged according to the following schedule:

Original violation - \$100

2nd fine if original violation is not corrected in 30 days - \$250

3rd fine if original violation is not corrected in 60 days - \$500

The Board shall begin a legal action to collect the fines and/or enforce the applicable covenant or rule after four fines have been imposed. Fines are deemed concurrent for the purposes of this schedule.

If an owner does not request in advance and wait for approval from the Board for architectural changes, a one-time fine of \$100 may be imposed, regardless if the change is eventually approved or denied. If the change is not approved and not removed by the offending owner the fine schedule above will be imposed.

Before any fine is imposed, the Board shall investigate the circumstances, send a notice to the owner stating that a fine is being considered, and give the owner an opportunity to be heard regarding the matter at the next board meeting or another mutually agreeable time.

The Association may record a lien on an owner's lot if fines remain unpaid for more than 30 days. Unpaid fines shall incur late fees and interest charges at the same rate as delinquent assessments. In addition, all legal fees incurred by the Association regarding enforcement will be charged to the violating homeowner.

This enforcement policy has been established so the financial cost of enforcement is the burden of the violating homeowner and not taken from the resources of the association. In plain language, those of us who follow the rules should not be paying for those who don't.

Updated October 13, 2010

