

# Veranda Neighborhood Association

## Policy Resolution

### Schedule of Fines

LET IT BE RESOLVED THAT the following Schedule of Fines will be followed:

1. The Board of Directors is authorized to enforce timely assessment payments from owners and compliance with the Declaration, Rules & Regulations and other policies enacted in accordance with the governing documents by assessing monetary penalties against owners who are in violation. These rules are designed to ensure aesthetic consistency in the neighborhood as a prerequisite to keeping property values high.
2. FINES FOR SPECIFIC VIOLATIONS:
  - 2.1. Architectural and Landscape Review Violations: architectural or landscape changes started without VNA approval:
    - a. First offence: Notice with 60 days to correct the issue to the Board's satisfaction. Non-compliance after 60 days will result in a \$25 fine and a \$25 fine every 30 days until the homeowner and Association resolve the issue.
  - 2.2. Architectural Rules and Regulations. Items or actions in non-compliance with Architectural Rules after receiving VNA approval:
    - a. First offence: Written warning of the offence with 30 days to correct.
    - b. Second offence: Written notice and \$50 fine with 30 days to correct.
    - c. After 30 days and each 30 days thereafter \$50 fine.
  - 2.3. PARKING VIOLATIONS. No parking in the Alleys. No part of a vehicle may encroach into the alley.
    - a. First offence: Written warning of the offence.
    - b. \$25 fine per occurrence for the first 5 violations. \$50 fine per occurrence for the second 5 violations. \$100 fine per occurrence thereafter.
3. NUISANCES. Minor infractions of the Rules and Regulation's including, but not limited
  - a. Holiday decoration violations; remove holiday specific decorations after 45 days of the holiday.
  - b. Noncompliant signage; no signs other than address, owner identification, sales or lease signs.
  - c. Trash can violations; no open containers, containers out of sight except 24 hours before and after collection.  
**\$10 Fine per occurrence.** Fine assessed after first notice of violation. Additional fines may be assessed until the violation is corrected.

4. ADMINISTRATIVE FINES.

- a. Late Fees - \$25 late charge for any monthly fee not paid by the 30<sup>th</sup> day of the month.
- b. Returned check fees - \$35 for any payment returned for non-sufficient funds.

APPEAL PROCESS. Any owner receiving a fine who believes no violation occurred may submit a written explanation to the Board of Directors.

The Board will review the Appeal and will make a determination regarding the violation in question. The Board will notify the Homeowner of their decision within 31 days of receipt of the Appeal.

Should the Board rule for the homeowner, written notification will be provided to the Homeowner, and all fines and fees previously paid for this violation will be refunded to the Homeowner.

Should the Board rule against the homeowner, written notification will be provided to the Homeowner and the assessment of fines will resume as of the date of the notification. The fines will continue to be assessed until the violation is remedied.

Recorded in the Minutes: 8/20/2013

Adopted on: 8/20/2013