

Old Mill Village Homeowners Association, Inc.

Schedule of Fines for CC&R Violations

CC&R Ref #	CC&R Description	Fine for Violation*	Time allowed to Cure
3.1	Structures <u>not</u> permitted are on the lot.	\$ 500.00	14 days
3.2	Lots shall only be used for residential purposes.	75.00	7 days
3.3	Offensive or unlawful activities (quiet enjoyment).	250.00	7 days
3.4	No animals for commercial purposes.	250.00	7 days
	Unsupervised dogs off an owners lot.	15.00	-
	Animals kept not in accordance with city ordinances.	250.00	7 days
	No large animals, horses, wild or dangerous animals.	250.00	7 days
	No more than (4) dogs and/or cats.	250.00	7 days
3.5	Lot must be maintained in a clean and attractive condition (e.g. no broken fences)	100.00	7 days
3.6	Parking violations in driveways or streets.	100.00	7 days
	Mechanic work or repairs in street or front of home.	150.00	7 days
3.7	Parking of vehicles in extreme states of disrepair	150.00	7 days
3.8	Prohibited signs.	50.00	7 days
3.9	Prohibited paving areas (i.e.. gravel areas in park strips/driveways/side yards)	250.00	14 days
3.10	Rubbish and trash	100.00	7 days
3.11	Timeframe for constructions (18 months).	500.00	14 days
3.12	No temporary structures used as a residence	500.00	14 days
3.13	No front yard fences over 3 feet	500.00	14 days
	Fences must be white vinyl fencing	500.00	14 days
3.15	Weed control; noxious weeds on lots	75.00	7 days
3.16	<u>Landscaping:</u>		
	Rocks are prohibited in park strips and side yards.	75.00	14 days
	Concrete is prohibited in park strips.	75.00	14 days
	Front yard landscaping completed within (1) year of occupancy of residence.	250.00	14 days
	Outdoor automatic sprinkler system for irrigation in front yard required.	250.00	14 days
	Vacant lots (for 2 years) must install a park strip pursuant to city ordinances.	250.00	14 days
	Lots shall be kept free from debris and weeds and shall be mowed monthly.	250.00	7 days
3.18	Altered grades, slopes, or drainage of a lot	500.00	14 days
3.21	No tank(s) for fuel storage	250.00	7 days
3.22	Unapproved accessory structures	500.00	14 days
	Unfenced pools	500.00	14 days
3.25	Unapproved exterior color schemes changes (excluding front doors)	250.00	7 days
4.1	Architectural review is required for all builing, improvements or additions.	250.00	7 days
4.3	Carports not allowed	500.00	14 days
	At least 2 car garage	500.00	14 days
	Minimum square feet requirements	500.00	14 days
	No vinyl siding ro aluminum siding is permitted	500.00	14 days
8.5	Delinquent assessments or amounts due:		
	Late Fee, and	20.00	-
	Interest @ 18% per annum	18% per anr	-

*** Fines are renewable each month during which any Owner is in violation of the CC&Rs**

Before assessing a fine the board shall:

- (a) notify the lot owner of the violation; and
- (b) inform the owner that a fine will be imposed if the violation is not remedied within the time to cure listed above.
- (c) A lot owner who is assessed a fine may request an informal hearing to protest or dispute the fine within 30 days.

Owners who repeat any violation within a 12 month period of receiving a Notice of Violation are not entitled to an additional notice or hearing, regardless of whether or not the Owner participated in a hearing as a result of the first violation. For such repeat violations, the Board may automatically begin fines as outlined above.