

Allenview Homeowners Association
Fine Schedule
Adopted May 2010

GENERAL: When a prospective homeowner purchases property in Allenview, he/she agrees to abide by the documents governing the property owners in Allenview. These governing documents are recorded and on file at the Cumberland County Courthouse. Each deed of conveyance to the home purchased in this neighborhood specifically references these restrictions. They are also provided to each new homeowner at the time of purchase and are available upon request.

From time to time, a homeowner within Allenview may violate one or more of the terms contained in these governing documents. Because compliance with the contents of these documents is required, not optional, the Homeowners Association Board of Directors [hereinafter Board] is tasked with correcting non-compliance. In the event that negotiation with the non-compliant homeowner after written warning does not yield a successful resolution, the Board will institute a fine designed to obtain compliance. Fines must be paid, and the non-compliance issue(s) corrected. Failure to do so will result in court action by the Board.

FINE ADMINISTRATION: The Board is not interested in harassing homeowners for no reason. **It is the duty of the Board to respond to neighbor complaints and to insure that violations of the governing documents are corrected in a timely manner. Fines are imposed only after written warning and when an impasse between a non-compliant homeowner and the Board has developed.**

No fines will be levied until after notification of a violation and notice of an opportunity to be heard at a regularly scheduled Board meeting as to why a fine should not be levied.

A violation will result in the following sequence of actions to be taken by the Board, at its discretion:

A. **Written warning to advise of violation.** This warning will specify the violation and the action needed, together with possible future actions should the violation continue. The homeowner shall be given a period of no less than ten (10) and no more than thirty (30) days to correct the violation. The homeowner may appeal the written warning to the Board at the next regularly scheduled meeting of the Board. The Board may cancel, modify, or uphold the action required.

B. **Notice of Failure to Correct the Violation.** A fine of One hundred dollars (\$100) will be assessed upon the Homeowner's failure to correct the violation within the period set forth in the Written Warning or any extension of time granted by the Board. The Notice of Failure to Correct the Violation will give an additional ten (10) days to correct the violation.

C. **Second Notice of Failure to Correct the Violation.** An additional fine of Two Hundred Fifty dollars (\$250) will be assessed upon failure to correct the violation after Notice. The Second Notice of Failure to Correct the Violation will give an additional ten (10) days to correct the violation.

D. **Final Notice of Failure to Correct the Violation.** An additional fine of Five Hundred dollars (\$500) will be assessed upon failure to correct the violation after Second Notice. All voting and other membership rights, including the use of common property, shall be suspended. After issuance of the Final Notice, the fine will continue to accrue at the rate of Five dollars (\$5.00) per day until the violation is corrected.

Fines will be owed and continue to accumulate as a lien against the property until paid.

The following **ARE EXAMPLES ONLY** of the kinds of violations which will result in the fines set forth above.

ACC rules for exterior changes.

CC&R and ACC Criterion requirements for yard landscaping and maintenance.

ACC guidelines regarding Exterior Structures (outside lights, antennas, satellite dishes, etc.).

CC&R requirements that pets not disturb neighbors (i.e., leash, excessive barking, waste disposal).

CC& R requirements regarding unauthorized vehicle storage (i.e., cars, trucks, boats, trailers, etc.).

Rules & Regulations regarding vehicle parking.

Rules and Regulations requiring trash or recycling containers to be hidden from street view.

Common Area Rules and Regulations

Maintenance Rules and Regulations