

VILLAGE HARBOR POA

Covenant Violation Penalty Assessments Policy

Attention: Please note that the following guidelines and fines shall be effective against all property owners.

Restrictive Covenants Violation	Time to Resolve Violation	Initial Fine	Daily, Weekly or Monthly Continual Fine
Failure to gain approval from the ACC for exterior improvements, remodeling (building, fence, wall, or other structures). Work must stop until approval received. Article VIII; Article XI, Exhibit 1, Section 1	Immediately See Notes 2-5	\$100.00	\$100.00/month
Re-subdivision Violation: lot re-subdivided without written approval from the ACC Article XI, Exhibit 1, Section 4	Immediately See Notes 2-5	\$500.00	\$250.00/month
Temporary Structure Violation: structure of a temporary character, trailer, basement, tent, shack, garage or other outbuilding used as a residence, either temporarily or permanently. Article XI, Exhibit 1, Section 5	See Notes 1-5	\$250.00	\$100.00/month
Campers, Trailers, Motorhomes, Boats or Portable Moving Container Violation: Camper, trailer motorhome, boat, or portable moving container kept on the lot where visible from the street upon which the lot fronts for no more than 5 days and/or without approval from the ACC. Article XI, Exhibit 1, Section 6	Immediately See Notes 2-5	\$25.00	\$25/daily
Setback Violation: building placed closer to the roads and streets than the setback line on a recorded subdivision plat (except where such requirement creates undue hardship upon owner). Article XI, Exhibit 1, Section 7	Immediately See Notes 2-5	\$250.00	\$100.00/month
Sight Distance at Intersections Violation: Fence, wall, hedge or shrub planting obstructs sight lines at intersection. Article XI, Exhibit 1, Section 8	1 week	\$25.00	\$25.00/day 7 days to correct
Sign Violation: Signs exceeding 5 square feet in area; Signs erected without approval from the ACC Article XI, Exhibit 1, Section 9	1 week	\$25.00	\$10.00/day
Outbuilding Violation: Outbuilding constructed without approval from ACC; Outbuilding occupied as rental units by non-servant or non-guest occupants. Article XI, Exhibit 1, Section 10	Immediately See Notes 2-5	\$100.00	\$100.00/month

Restrictive Covenants Violation	Time to Resolve Violation	Initial Fine	Daily, Weekly or Monthly Continual Fine
Garbage and Refuse Violation: lot or parcel of land used or maintained as a dumping ground for rubbish; trash, garbage or other waste not kept in a clean or sanitary condition or promptly discarded. Article XI, Exhibit 1, Section 11	Immediately See Notes 2-5	\$50.00	\$250.00/month after initial month
Noxious or Offensive Activity Violation: Noxious or offensive activity is carried on upon site, or being done which has become an annoyance or a nuisance to other property owners. Article XI, Exhibit 1, Section 12	Immediately See Notes 2-5	\$250.00	\$50.00/week
Antenna, Aerial or Satellite Dish Violation: more than two satellite dishes; satellite dimensions are greater than 34"x24" and installed at a height greater than 36" (backyard poles exceed 6 feet in height; visible from the street (exceptions for corner lots). Article XI, Exhibit 1, Section 13	See Notes 1-5	\$25.00	\$25.00/month
Maintenance of Unimproved Lots Violation: unimproved lot not mowed or kept in a sanitary condition.	Immediately See Notes 2-5	\$50.00	\$250.00/month
Pool Violation: pool constructed without approval from ACC; above ground pool constructed (above ground pools are not allowed); wading pool exceed 18 inches deep and 15 feet wide. Article XI, Exhibit 1, Section 15	See Notes 1-5	\$250.00	\$250.00/month
Fencing Violation: fencing erected without approval from ACC and/or using non-approved material; fencing erected exceeds 6 feet in height without approval from ACC. Article XI, Exhibit 1, Section 16	See Notes 1-5	\$100.00	\$100.00/month
General Violation: Parking of vehicles in yard or common area Article XI, Exhibit 1, Section 17	See Notes 1-5	\$25.00	\$25.00/day

Procedure for Assessment of Fines:

1. ACC member will personally contact property owner and inform them of violation; set a time frame to resolve the violation. *Property owner will have 30 days after notice to resolve the violation, unless otherwise indicated above. Some violations, by their nature, do not exist more than 30 days, for those violations, notice of violation will be given and subsequent violations of the same kind occurring after 48 hours shall be considered a continuation of the violation and shall be subject to fine. For example, an owner who keeps their trailer in their driveway for*

greater than 5 days will be given a notice of violation. If after notice they remove their trailer during the 30 day notice period , then return it in the driveway, they will be fined for each day the trailer remains in the driveway.

- 2. A notice letter will be sent to the property owner stating a) the alleged violation and 2) the amount of fine to be imposed if the violation is not resolved within the time prescribed (if applicable).*
- 3. Send second letter informing them fines are being assessed. If the violation is not cured within the allotted time frame (if applicable), any applicable fines shall be assessed.*
- 4. Rights for Protest/Appeal: Property owner may protest the assessed fine within 7 days from the date the fine is assessed by providing written notice to the Board of Directors.*
- 5. Any fines that remain unpaid after the time for appeal has expired will become a lien against the owner's property and legal action may result. The property owner shall be responsible for all fines, accrued late charges and/or legal fees or costs that may be incurred.*

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