

Schedule of Fines for violations of Protective Covenants / Design Standards / ACC Guidelines

Haydens Walk Subdivision

EFFECTIVE 7/15/06

No. Category & Description of Violation

Reference Section: "C" = Protective Covenant, "DS" = ACC Design Standards)

Will Initial Warning Notice Be Given by ACC? (Yes or No)

Immediate Fine if not staisfactorily rectified with ACC at initial warning

Period of Days Granted to Correct Violation

MONTHLY Fine following Warning Correction Period for On-Going Non-Compliant Violations

WEEKLY Fine following Warning Correction Period for On-Going Non-Compliant Violations

Required Actions & Remedies

I. Structures (House and other associated structures)

A. General Maintenance:

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1	Visible Rotten Wood(House, Fence, Trim, Garage, Porch, Shutters, Doors, Decks, Windows, etc.)	C6.14	Yes	\$0	60 days	\$25		Repair, replace, and/or paint structure (Submit ACC Form if paint or replace)
2	Painting/Cleaning Needed (House/Garage, Trims, Porch, Deck, Retaining Walls, Gutters, etc)	C6.14	Yes	\$0	60 days	\$25		Clean or paint structure (Submit ACC Form if paint)
3	Visible Roof Repair Needed (EX: missing shingles, bald shingles, etc.)	C6.14	Yes	\$0	60 days	\$25		Repair structure, if replacing some shingles they must match existing shingles
4	Stoop, Walkway, Driveway - Need Cleaning	C6.14	Yes	\$0	30 days	\$25		Clean/powerwash structure
5	Visible Decay of Porch, Walkway, Driveway, Entryway	C6.14	Yes	\$0	60 days	\$25		Repair or Replace structure (Submit ACC Form if replace)
6	Visible Façade Repairs Needed (EX. Cracked Stucco, cracked brick/grouting, etc.)	C6.14	Yes	\$0	60 days	\$25		Repair - must have professional appearance, recommend using a professional with warranties
7	Mailbox Needs Cleaning	C6.14	Yes	\$0	30 days	\$25		Clean / powerwash
8	Mailbox Needs Repair Maintainence (EX. Leaning and Rotting Posts, Missing Numbers/ Doors, Stained, Cracked Stucco, Painting, etc.)	C6.14	Yes	\$10	60 days	\$25		Professionally repair, repaint, replace (Submit ACC Mod. Form if repaint/replace).
9	Installing More than Two (2) Sattelite Dishes	DS Artc. IV, Sect. H	Yes	\$25	30 days	\$25		Remove extra dishes.
10	ACC Approved Project Is Not Completed within Agreed Project Completion Date (see ACC Modification Form).	C5.07	Yes	\$25	30 days	\$25		Projects must be completed within 30 days from estimated completion date on ACC request form. Member must reapply for ACC approval if project exceeds 30 days from original projected completion date.

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Required Actions & Remedies

I. Structures (House and other associated structures) - continued

B. Modifications & Additions to Structures without Prior ACC Approval:

No.	Category & Description of Violation	Reference Section: "C" = Protective Covenant, "DS" = ACC Design Standards)	Will Initial Warning Notice Be Given by ACC? (Yes or No)	Immediate Fine if not staisfactorily rectified with ACC at initial warning	Period of Days Granted to Correct Violation	MONTHLY Fine following Warning Correction Period for On-Going Non-Compliant Violations	WEEKLY Fine following Warning Correction Period for On-Going Non-Compliant Violations	Required Actions & Remedies
11	Modifying Exterior appearances of Existing Structure(s) (EX: changes to, replacement of, or installation of - Façade, Shutters, Trellis, Fences, Decks, Porches, Canopies (windows/doors), Garages/doors, Gutters, Retaining Walls, etc.) without Prior ACC Approval.	C5.06; DS Artc. IV, Sect. A	Yes	\$50	30 days	\$50		Submit ACC Mod. Form within 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
12	Re-Painting (EX: House, Garage, Deck, Trim, Shutters, Gutters, Retaining Walls, etc.) without Prior ACC Approval. Since color trends change, painting needs approval even if selecting same house color to keep trend colors current.	C5.06; DS Artc. IV, Sect. D	Yes	\$50	30 days	\$50		Submit ACC Mod. Form within 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
13	Addition of New Structure (Sheds, Spas, Gazebos, Decks, Fences, Screened Or Enclosed Porches, Play Equipment, Prominent Yard fountains/Ornaments/Sculpture, Retaining Walls, Dog Runs/Houses, Pens, etc.) without Prior ACC Approval.	C5.06, 6.18, 6.10; DS Artc. IV, Sect. A & B	Yes	\$50	30 days	\$50		Submit ACC Mod. Form within 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
14	Installing Unapproved New Roof/Shingles/Color without Prior ACC Approval.	C5.06	Yes	\$50	30 days	\$50		Submit ACC Mod. Form within 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
15	Replacement/Addition of Sidewalk, Entryway, Porch/Stairs, Deck, Patio, etc. without Prior ACC Approval.	C.5.06	Yes	\$50	30 days	\$50		Submit ACC Mod. Form within 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
16	Unapproved Mailbox Installation and/or Modification (ie. not to Design Standards)	DS Artc. IV, Sect. G	Yes	\$25	30 days	\$25		Install to Design Standards. Submit ACC Mod. Form in 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
17	Unapproved Sattelite Dish Installation (Must be on Rear Roof Line)	C6.12	Yes	\$25	30 days	\$25		Install/move to rear roof line away from street view. Most installers will try to install to the easiest location for THEM (front roof line).

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Required Actions & Remedies

II. Landscaping & Lot

A. General Maintenance

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18	Lawn Mowing/Edging, Weed Control Needed	C6.14	Yes	\$10	10 days		\$10	Mow, edge, treat weeds.
19	Yard/Lot Clean Up Needed (EX: Litter/Trash, Toys, Newspapers, etc.)	C6.14	Yes	\$10	2 days		\$10	Maintain yard free of litter buildup.
20	Yard/Lot Clean Up Needed (EX: Raking of Leaves)	C6.14	Yes	\$10	10 days		\$10	Maintain yard free of leaf buildup.
21	Storage of Waste Containers in View of Neighbor/Street	C6.13	Yes	\$10	2 days		\$10	Store in garage or on rear lot and screen from neighbor's view.
22	Visible Tree Stumps Need Removal	C6.06	Yes	\$10	30 days		\$10	Remove stumps, landscape or sod area as needed (sod, approved mulch/bedding).
23	Landscape Bedding Needed (EX: Bare Ground Highly Visible)	C6.14	Yes	\$10	30 days		\$10	Apply approved mulch material.
24	Unapproved Parking/Storage (EX: Boats/Trailers, Campers, etc.)	C6.15	Yes	\$25	7 days		\$25	Remove vehicle, or store in an approved enclosed shelter not viewed from street or neighbors.
25	Play Equipment (EX: Swing Sets, Jungle Gyms, etc.) NOT Installed on Rear Lot OR Not Screened from Neighbor/Street View	C6.16	Yes	\$10	30 days	\$25		Installations only allowed on rear lot. Screening may be required - Submit ACC Mod. Form in 7 days of Violation Notice (detail screening/location).
26	Driveways Needing Cleaned	C6.14	Yes	\$10	30 days	\$25		Clean, powerwash
27	Driveway Needs Replacement/Repairs/Resurfacing	C6.14	Yes	\$10	60 days	\$25		Repair or replace (Submit ACC Mod. Form if replace or resurface needed)
28	Overgrown Vegetation Needs Trimming	C6.14	Yes	\$10	14 days		\$10	Trim overgrown shrubs/vegetation, or if out of hand consider replacing.
29	ACC Approved Project Is Not Completed within Agreed Project Completion Date (see ACC Modification Form).	C5.07	Yes	\$25	30 days	\$25		Projects must be completed within 30 days from estimated completion date on ACC request form. Member must reapply for ACC approval if project exceeds 30 days from original projected completion date.

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II. Landscaping & Lot - continued

B. Modifications and Alterations to Landscaping & Lot without Prior ACC Approval:

30	Cutting Tree(s) greater than 3" diameter at 2' high without prior ACC approval.	C6.06	No Warning - immediate \$50 fine per tree cutting not pre-approved by ACC	\$50	5 days	\$50 per tree cut		Submit ACC Mod. Form in 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
31	Unapproved Major Landscaping Projects (EX: major changes to existing lots landscaping (sod, vegetation), changes to grading, tree or shrub removal/additions, accent lighting, ponds, retaining or rock walls, prominent yard ornaments/sculptures, etc.)	C6.05, 6.06	Yes	\$25	30 days	\$25		Submit ACC Mod. Form in 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.
32	Unapproved Mulching Materials (gravel, rock, etc.)	DS	Yes	\$25	14 days	\$25		Remove unapproved gravel/rock and apply natural, approved mulching (pinestraw, pinebark, etc.).
33	Applying Unapproved Driveway Coatings/Materials (ex. Paint or Colored, Asphalt, Blacktop, Gravel, etc.).	C6.11, 6.14	Yes	\$50	30 days	\$25		Submit ACC Mod. Form in 7 days of Violation Notice; possible ACC approval or need to restore/modify completed work.

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II. Landscaping & Lot - continued

C. Signs:

34	Posting of More than the Limit (1) Home For Sale Sign/Lot	C6.08	Yes	\$10	5 days		\$10	Additional signs will be removed.
35	Posting of miscellaneous Contractor or Vendor Signs in Yard	C6.08	Yes	\$10	5 days		\$10	We have a zero solicitation policy (note entrance "no soliciting" signs). Yard posted signs will be removed. Encourage your contractor to advertise via a placard affixed to their vehicle(s).
36	Posting of more than one construction job identification sign in Yard	C6.08	Yes	\$10	5 days		\$10	We have a zero solicitation policy (note entrance "no soliciting" signs). Yard posted signs will be removed. Encourage your contractor to advertise via a placard affixed to their vehicle(s).
37	Garage/Yard/Moving Signs - 1 on lot, 1 at frontage permitted week of sale only. Signs must be removed after sale is closed.	C6.08	Yes	\$10	1 day		\$10	Extra signs will be removed.
38	Political Signs (1 on lot allowed posted 15 days prior to date of election AND removal day after election)	C6.08	Yes	\$10	1 day		\$10	Extras signs will be removed, or removed if early/late.
39	Signs Placed on Street Signs or Light Posts	C6.08	Yes	\$10	1 day		\$10	Signs will be removed.

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III. Other

A. Common Area Property

40	Purposeful or Careless Destruction or Abuse to Common Property (ex. careless or purposeful destruction to shrubbery, trees, parking lot, fencing, tennis court/equipment, pool/equipment/furniture, basket ball court/equipment, etc.)	C6.20, DS Artc. IV, Sect. I	Yes	see Actions & Remedies	none		TBD	An appropriate fine equal to the damage/restorative costs can be levied against the responsible homeowner(s). Possible suspension of common property usage if costly & destructive conduct/behavior persists.
41	Unapproved Use of Common Property Parking Lot (pool/tennis) as permanent or temporary "Overflow Parking" of Homeowner Vehicles.	C6.20	Yes	\$10	1 day		\$10	Park vehicles at own property if not using pool or tennis amenities; temporary or long term Common Area parking is not permitted, even when facilities are not being used by others.
42	Homeowner Use of Common Property Waste Bins for Household/Landscaping Refuse.	C6.19	Yes	\$25	1 day		\$10	Discontinue use of Common Property waste recepticles for dumping household/landscaping personal refuse.