

STUART FARMS HOMEOWNERS' ASSOCIATION, INC.
FINE SCHEDULE AND ENFORCEMENT PROCEDURE

ENFORCEMENT PROCEDURE

- First Violation: A member of the Board of Directors for the Association will make person to person contact with the homeowner to notify the homeowner of the violation. If no correction is made within seven (7) days, a courtesy letter is mailed to the homeowners' last mailing address on file citing the specific violation(s) and requesting correction of said violation(s). No fine will be assessed for a first violation.
- Second Violation: A letter is mailed requesting the homeowner to appear at a hearing date before the Board of Directors to address the cited violation(s). The letter will identify the nature of the violation(s), the amount of the Initial Fine, and the date, time and location of the hearing. If the homeowner fails to appear at the hearing, a monetary penalty may then be imposed against the homeowner. The Board of Directors will notify the homeowner in writing of its decision.
- Continuing Violation: The Board of Directors may impose a continuing monetary fine without additional notice or hearing until the infraction(s) or violation(s) have been remedied. A continuing violation shall be defined as a violation of an ongoing nature which has not been corrected.
- Repeat Violation: A letter is mailed requesting the homeowner to appear at a hearing date before the Board of Directors to address the cited violation(s). The letter will identify the nature of the violation(s), the amount of the Repeat Fine, and the date, time and location of the hearing. If the homeowner fails to appear at the hearing, a monetary penalty may then be imposed against the homeowner. The Board of Directors will notify the homeowner in writing of its decision. A repeat violation occurs when a person violates the same provision of the Declaration of Restrictive Covenants more than once and has already been given the appropriate warnings and offered a hearing.

SCHEDULE OF FINES

Description of Violation	Initial Fine	Daily/Weekly/Monthly Continual/Repeat Fine
Trash cans visible from street*	\$25	\$25 per week
Overnight parking on the street (for more than 2 consecutive nights without board approval)	\$50	\$50 per violation
Improper parking of vehicles (i.e., commercial vehicles, boats, trailers, box trucks etc.)	\$50	\$50 per week
Yard/Landscape not maintained per declaration	\$50	\$50 per week
Pets of leash/not confirmed to owner's yard	\$25	\$25 per occurrence
ARC violation	\$100	\$500 per month
Property not maintained	\$100	\$500 per month

*Trash cans shall be screened from the street and from the view of other homeowners, except on collection day. Trash cans shall be placed on that street no sooner than 24 hours prior to collection and removed from the street no later than 24 hours after collection. Exceptions such as weather and homeowner being out of town will apply.

The above list is not complete or comprehensive. Other violations not listed or specified above may result in reasonable fines up to \$500 per week. The payment of any and all legal fees, court costs, property management fees and related costs incurred by the Stuart Farms Homeowners' Association to enforce violations or collect fines shall be the responsibility of the homeowner. Any fine that is not paid within sixty (60) days of the issuance of the fine will result in a lien being placed on the homeowner's property. This sixty (60) day grace period to pay the fine will not apply to any homeowner that places his or her property for sale before or after the issuance of the fine.