

Sand Creek Homeowners' Association
Fines and Fee Schedule

The Declarations of Covenants and Restrictions and Bylaws of the Sand Creek Homeowners Association **Section 3.22 Enforcement.** The Board shall have the power to impose fines which shall constitute a lien upon property of the violating owner, and to suspend an owners right to vote or any person's right to use the Common Area for violation of any duty imposed under the Declaration, these By-Laws, or any rules and regulations duly adopted hereunder; provided, however nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or form a Unit. In the event that any occupant, guest, or invitee of a Unit violates the Declaration, By-Laws or a rule or regulation and a fine is imposed, the fine shall first be assed against the occupant; provided however, if the fine is not paid by the occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, By-Laws, or any rule or regulation shall not be deemed a waiver of the right of the Board to do so thereafter.

Neighborhood Violations

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| 1. Underage/ Non-Drivers licensed Golf Cart Driver on roadways | \$50.00 |
| 2. Reckless Driving in any vehicle, golf carts, etc. | \$50.00 |
| 3. No ATV's or Snowmobiles Allowed | \$25.00 |
| 4. Parking or long-term storage in excess of 10 Days of trailer, boat, RV, or other commercial vehicle and residential vehicle if determined to be inoperable. | \$50.00 |
| 5. Entering the property through the exit gates. | \$50.00 |
| 6. Any construction, erection or placement of a thing, permanently or temporarily, on the outside portions of the unit unless approved by the New Construction/Modifications Committee, including but not limited to, basketball hoops, swing sets, clotheslines, sports or play equipment, garbage cans, electric bug killers, wood piles, above ground pools, dog runs, animal pens or fences of any kind and signs of any kind except those allowed by law. | \$25.00 per day a/notice |
| 7. Vandalism/Damage to HOA property, includes gates, gate reader boxes, curbs, roads, landscape or other common areas. | \$50.00 + actual repair |
| 8. Pets found unleashed or roaming free outside the homeowner's property. | \$50.00/occurrence |

Covenant Violations: Construction

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| 9. Starting construction without NCC approval | \$100.00 per day |
| 10. Violations of construction hours | \$250.00 |
| 11. Construction not completed as per approved/reviewed plans | \$500.00 |
| 12. Construction not completed by given date | \$250.00 per day |
| 13. Failure to maintain erosion control | \$250.00 per day |
| 14. Debris stored on construction site | \$250.00 |
| 15. Delivered materials must be delivered and stored on property in orderly manner | \$250.00 |
| 16. No overnight street parking of vehicles or construction equipment | \$100.00 |
| 17. Failure to provide and maintain porta pottys | \$100.00 |
| 18. Failure to clean of roadways of construction debris same day | \$250.00 |
| 19. Failure to install and maintain the permanent mailbox and post light, standard set by Sand Creek HOA | \$50.00 |

All fines imposed must be paid within 30 days of the date of invoice, the owner shall be liable for all cost incurred by the Association in the collection of these fines including but not limited to late fees, legal fees and all other costs.

Adopted this 31st day of August 2020



President, Sand Creek Home Owners Association.