**OAK GROVE ESTATES HOA FINE SCHEDULE FOR NON COMPLIANCE**

The Board of Directors is authorized to enforce timely assessment payments on primary units (includes but not limited to owners guest, family and/or renter) for noncompliance and/or any violations enacted in our governing documents by placing penalty fines against owners who are in violation.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Violation** | **1st Occurrence** | **2ND Occurrence if occurs w/I 48 hours of the 1st occurrence** | **3rd Occurrence if occurs w/I 48 hours of the 2nd occurrence** | **Successive**  **Collections if not paid w/I 30 days** |
|  |  | GENERAL |  |  |
| Architectural rules & Regulations without Board Approval. | Warning letter mailed to owner | $100.00 fine assessed per occurrence | $200.00 fine assessed per occurrence; Etc. | Collection/lien |
| By-Law Nuisance - Shall not violate any listed; noxious or offensive activities; annoyance of peaceful possession; harassing behavior (either verbal or physical) or any other form of intimidation or aggression. | Warning letter mailed to owner | $100.00 fine assessed per occurrence | $200.00 fine assessed per occurrence; Etc. | Collection/lien |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Owner must give identity & contact info to Mgt & Board W/I 30 days of new tenant . | Warning letter mailed to owner | $100.00 fine assessed per occurrence | $200.00 fine assessed per occurrence; Etc. | Collection/lien |
| Owners and tenants must comply to the rules/ owners are to give their tenants copy of By Laws & fine schedule. | Warning letter mailed to owner | $100.00 fine assessed per occurrence | $200.00 fine assessed per occurrence; Etc. | Collection/lien |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Trash Cans must be pulled away from the street w/I 24 hours after pick up. | Warning letter mailed to owner | $100.00 fine assessed per occurrence | $200.00 fine assessed per occurrence | Collections/lien |  | Collection/lien |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  |  | PET VIOLATIONS Etc. | Once Pet Identified |  |  |
| Failure to clean up after their pet. | Warning letter | $100.00 fine assessed per occurrence | May lose pet privileges | Collection/lien |  |
| Failure to keep pets on a leash. | Warning letter | $100.00 fine assessed per occurrence | May lose pet privileges | Collection/lien |  |
| Animals at large including not limited to dogs and cats. | Will call animal control |  |  |  |  |
|  |  | COMMON AREA |  |  |  |
| No smoking, eating, drinking, pets, vandalism, or aggressive play in common area, i.e. basketball area. | Warning letter | $100.0 fine assessed per occurrence | $200.00 fine assessed per occurrence; Etc. | Collection/lien |  |
| No Loitering | Warning letter | $100.0 fine assessed per occurrence | $200.00 fine assessed per occurrence; Etc. | Collection/lien |  |
|  |  | OTHER |  |  |  |
| Other violation of the Governing Docs and/or Board decisions. | Warning letter | $100.0 fine assessed per occurrence | $200.00 fine assessed per occurrence; Etc. | Collection/lien |  |
| Dues must be paid by the 1st day of each month/ delinquent on 31st day after the due date.  If paid Annual/Bi annual must be pre-paid. | $50.00 fine per month/ per occurrence | Collection/lien | Collection/lien | Collection/lien |  |

**These are fines for specific offenses. All unpaid fines are subject to the collection agency/policy.**