

Sawmill Creek Homeowners' Association Violations & Fine Policy

The purpose of this policy is to establish guidelines for some of the frequent types of violations addressed in the Restriction Covenants for any and all phases of the Sawmill Creek Development.

VIOLATIONS

For more complete information on violations refer to the <u>DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAWMILL CREEK HOMEOWNERS' ASSOCIATION</u>. Covenants can be found on the Sawmill Creek Website. <u>www.sawmill-creek.org</u>

FINES

The Board of Directors is given express power in the Association's Covenants and Bylaws to adopt and publish rules and regulations to enforce the protective covenants. In order to enforce these rules the HOA Board has also adopted a fining policy to address repeat violations.

The fines collected will be added to the Sawmill Creek HOA account and used to offset the cost of enforcement of the neighborhood rules. Residents may report violations in writing at Board@sawmill-creek.org or mailing address PO Box 1568, Pearl River, LA 70452. The recipient of a "concerned neighbor" violation will not know the source of the complaint; however anonymous reports will not be addressed.

Notices of violations will be mailed and will include the date, type and number of the violation.

Fines will be assessed as follows:

- 1st notification of violation is a courtesy reminder of the covenants and restrictions
- 2nd notification of violation of a similar kind will result in fine per Fine Schedule.
- 3rd notification of violation or a similar kind will result in 2 times the fine per Fine Schedule.
- 4th notification of violation or of a similar kind will result in 3 times the fine per Fine Schedule.
- If the violation(s) are not correct and/or the fines not paid, legal action will be taken.
- If a violation is repeated within 6 months from the last violation the fines will start as if it were a 2nd Notification

When a fine is assessed, the owner will receive the notice of violation along with an invoice showing the fine has been added to their assessment account. An owner will have the opportunity to contest any fine that is assessed against their assessment account. The process will be stated on the notice.

SUMMARY

The goal of adopting this policy for violation notification is to make the homeowners aware of ongoing problems that affect their neighbors and the overall quality of the neighborhood. The violation process includes multiple notifications, ample time to take corrective actions, and fair enforcement by an objective third party.

Sawmill Creek Homeowners' Association Effective: March 26, 2017

Violations and Fine Policy



This policy adopted by the Sawmill Creek Homeowners Association, Board of Directors and, by Resolution of the Board of Directors, and is effective on March 26, 2017.

Sawmill Creek Homeowners' Association Fine Schedule

1. Garbage Can in Sight : \$\frac{25.00 \text{ and } \\$5.00 \text{ per day until resolved}}{25.00 \text{ and } \\$5.00 \text{ per day until resolved}}

2. Overnight parking: \$\frac{25.00 \text{ and } \\$5.00 \text{ per day until resolved}}{\text{ and } \\$5.00 \text{ per day until resolved}}

3. Trailer, Boat, or Camper: \$50.00 and \$10.00 per day until resolved

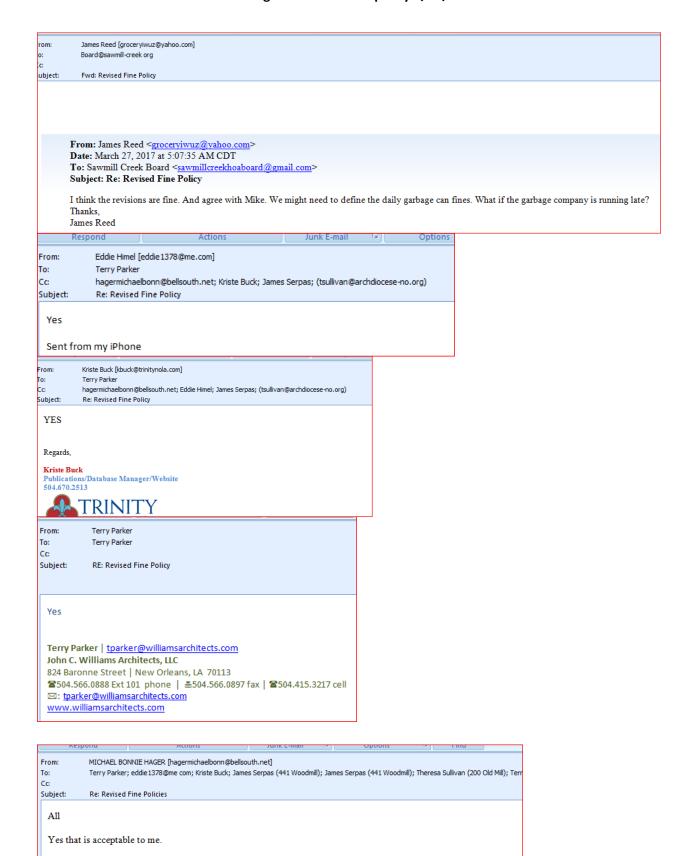
4. Construction without Architectural Committee Approval: 10% of project value

5. Portable Buildings installed without Architectural Approval: 20% of bldg. value

6. Clear Cutting ANY lot without Architectural Committee Approval: \$1000.00

- 7. <u>\$500</u> for each Tree removed that was deemed acceptable by the Architectural Committee.
- 8. \$25 per month for each month annual assessments is not paid in full by the due date stated on your invoice. This is a change and overrides what is stated in the covenants of 12% interest per annum.

Voting for Revised Fine policy 3/26/17



Thanks Mike Hager