

	Violation	Source	1st Occurance	Subsequent	Board Action
ARC	Failed to File ARC	CCR Art 6 sect 1 thru 11	Depending on the impact severity	Letter of Fine up to \$250 initial Violation and \$100 per month continual	The Board to decide the penalty based on per item or items. One fine may encompass all items if deemed appropriate
Maintenance	Garbage can visable from the street or Can is left in the street >24hrs	CCR art 6 sect 11	Warning Letter with 10 day compliance	Letter of Fine \$25	The 1st warning letter applies to any subsequent action by Owner/Occupant
Maintenance	Personal use items not in use (Yard Tools, Childrens equipment, lawn equipment, etc) not stored inside and out of sight and is creating a nuisance or deemed to detract from the community appearance.	CCR art 6 sect 11	Warning Letter with 10 day compliance	Letter of Fine \$25	The 1st warning letter appllies to any subsequent action by Owner/Occupant
Maintenance	Appearance of Lot or home that is unkept and not with in the standards of the community	CCR art 7 sect 6	Warning Letter with 10 day compliance	Letter of Fine \$25 and \$25 continual weekly	The 1st warning letter applies to any subsequent action by Owner/Occupant
Maintenance	Damage to HOA Property including but not limited to common areas and structures	CCR Art 2	Letter of Fine \$25 and cost of repairs to be billed by HOA to Owners account.	Same as previous	The notification letter applies to any subsequent action by Owner/Occupant
Maintenance	Offensive Activities	CCR art 7 sect 4	Warning Letter	Letter of Fine \$25	The 1st warning letter applies to any subsequent action by Owner/Occupant
Maintenance	Violation of Livestock(Pets) Nuisance, Pet Mess, Illegal pets, etc	CCR art 7 sect 5	Warning Letter	Letter to reduce stock or fine \$25 per week/Occurance.	The 1st warning letter applies to any subsequent action by Owner/Occupant
Maintenance	Outdoor Fires that is not in compliance	CCR Art 7 Sect 9	Warning Letter	Letter of Fine \$25	The 1st warning letter applies to any subsequent action by Owner/Occupant
Maintenance	Fence and walls that are not approved by ARC	CCR Art 7 Sect 10	Warning Letter of 30 day to rectify	Letter of Fine \$25 giving 30 days to correct and \$25 per month continual	The 1st warning letter applies to any subsequent action by Owner/Occupant
Maintenance	Signage that is not approved	CCR Art 7 Sect 14	Warning Letter	Letter of Fine \$25 per week	The 1st warning letter applies to any subsequent action by Owner/Occupant

Parking	Parking/ Storage of Trailer/ Boat/etc	CCR Art 7 sect 3	Warning Letter	Letter of Fine \$ 25 Fine per car, Boat and Trailer not in compliance	The 1st warning letter applies to any subsequent action by Owner/Occupant
Parking	Owner /Occupant Failed to use Driveway /Parking Space (Parked on grass, side yard, etc)	CCR Art 7 Sect 7	Warning Letter	Letter of Fine \$ 25 Fine per car	The 1st warning letter applies to any subsequent action by Owner/Occupant
Parking	Vehicle with no current registration and license Tags stored in the subdivision or on the owners lot.	CCR Art 7 Sect 7	Warning Letter If a car is in the street and car is not registered to an address in the subdivision may be towed at the owner of the cars expense. Local police will be called)	See Parking Policy	The 1st warning letter applies to any subsequent action by Owner/Occupant
Parking	Vehicle in disrepair not fixed <24 hrs on street	CCR Art 7 Sect 7	Warning Letter See Parking Policy for further details	See Parking Policy	The 1st warning letter applies to any subsequent action by Owner/Occupant
Parking	No commercial vehicles in excess of 10,500lbs GVW stored or housed in the subdivision at anytime.	CCR Art 7 Sect 7	Warning Letter	See Parking Policy	The 1st warning letter applies to any subsequent action by Owner/Occupant
Parking	Guest using the street as a longterm solution >12hrs, Failed to request for extended on-street parking >12hrs.	CCR Art 7 Sect 7	Warning Letter	See Parking Policy	The 1st warning letter applies to any subsequent action by Owner/Occupant/ Fines \$25 to be issued per car per infraction
Parking	Failed to Maintain 1 car garage permanantly as a functioning garage	CR Art 7 Sect 13	warning Letter for 30 days to comply	See Parking Policy	The 1st warning letter applies to any subsequent action by Owner/Occupant
Parking	Driveway or entrance to garage not concrete or substance approved by ARC.	CR Art 7 Sect 14	warning Letter for 30 days to comply	Letter of Fine \$ 25 per week	The 1st warning letter applies to any subsequent action by Owner/Occupant

Storm Water Management	Impact on Common areas drain path, illegal dumping, impacting the storm drains	CCR Art 5 sect 1	Depending on the impact severity	Letter of Fine \$25 to \$50 per incident per week depending on the Boards judgement.	The Board to decide the time frame to rectify and if not completed within that time, Board to hire contractor and bill the homeowner
Storm Water Management	Failed to Observe Owner responsibilities as to the impact on the storm water management system	CCR Art 5 sect 2	Depending on the impact severity	Letter of Fine \$ 25 per week	The Board to decide the time frame to rectify and if not completed within that time, Board to hire contractor and bill the homeowner
Enforcement	ARC Violations Article 6 of the CCRs	General and Miscellaneous Enforcements see CCRs Article 10 section 1	Maintenance leins see CCRs Article 6 section 11, certified letter and 10 days to correct violation		

Failure to Pay Assessment.

Assessments	One time Initial Fee of \$	Special Assessment as determined	Annual Assessment	Fees , Leins and legal Costs
See CCR's Article 4 Section 1 through 12	One time Initial Fee is charged each time the property changes title and shall not be prorated	A charge for that year only and requires a 2/3 vote via in person or by proxie at a meeting that constitute a quorum. The inital quorum is 40% and may drop by 1/2 on subsequent meeting. No owner may waive or escape liability	It is due on Jan 1st, if given 30 day notice. After 30 days of non payment a \$25 late fee is charged plus interest of 15% per annum. From the day it is due. Annual Assessment may be raised no >10% without a community vote. Any amount >10% requires a vote and quorum.	Article 4 section 1 allows the HOA Board to collect the Fee, interest and reasonable Attorney fees to place a lein against the property responsible.

The schedule of fines is required to be on file in Columbia SC as per the SC Homeowners Act. The intent of these fines is to deter people from violating the CCRs and By-Laws as agreed upon when purchasing your property at the day of closing. You must respond back from notification within 10 days to the Board via the Management company for timeline purposes and documentation to request an Appeal meeting and review any evidence to the contrary. The Board reserves the right to reduce and/or dismiss the fine and terms in the best intrest of the community.