

# Cherry Blossom HOA Fine Schedule and Enforcement Policy

Below is the enforcement policy and fine schedule for the Cherry Blossom Subdivision. The Primary objective for the Deeds Committee, and the Board of Directors is deed compliance.

## Schedule of Fines

Late Dues	\$15 per month until Dues are paid
General Violations	\$25.00 a day for 30 days then \$50.00 a day for 30 days, then \$ 100.00 a day until settled in court.
Exterior Application Violation	\$100.00 per week. An exterior application must be submitted before any exterior improvements or work can be done. If the application is not submitted and approved prior to commencement of the work, fines can be imposed from the day work began.

The above list is not complete or comprehensive. All other violations not listed or specified above will result in fines up to \$ 700.00 week.

The payment of any and all legal fees and costs incurred by the Association to enforce violations or collect fines shall be the responsibility of the homeowner.

## **Procedure for Fine Schedule and Enforcement Policy**

### **1. First notice of violation Letter**

- This letter provides the home owner information regarding the timing of possible liens, fines and the status of being a Homeowner in good standing (the loss of amenity and voting privileges)
- Homeowner is given a minimum of 7 calendar days after this letter is sent to cure the violation.

### **2. Second notice of Violation**

- Warning of liens and fines.
- Homeowner is given a minimum of 7 days after this letter is sent to cure the violation.

### **3. Third/Final Notice of Violation**

- Homeowner is given a minimum of 7 days after this letter is sent to cure the violation.
- Owner is advised that if violation has not been cured in the 7 days after this letter is sent out, a lien will be filed against the home.
- Owner is advised that if violation has not been cured within 7 days after this letter is sent out, the board of Directors may start the process of filing a lawsuit to collect fines and to cure the violation.

### **4. Notification of Lien Filing**

- The homeowner is notified (via certified mail) from the Association Attorney that a lien has been filed against the home.
- At this time, the homeowner has been given 4 weeks to cure the violations after being initially notified. They will have received 4 letters regarding their violation.
- The Board of Directors can continue the process of filing a lawsuit to collect fines and cure the violation.

### **\*Repeat Violation**

- The Homeowner will start at the violation letter next to be sent, from the previous violation, no matter the duration in time.