

ARBOR HILL FINES POLICY

01/01/2018

The Arbor Hill Homeowners Association (AHHA) has rules guiding the actions of the homeowners & residents of the Arbor Hill neighborhood as they affect the peace, safety, and property values within the neighborhood. Failure to comply with those rules can result in fines & other monetary penalties imposed by the Association against the applicable Arbor Hill property homeowner (even if the home is occupied by a renter).

Many property violations involve conditions which might require a longer time to resolve. Therefore, some property violations are of a type for which the Association might be willing to give a written warning with a one-month grace period to correct the condition before incremental monthly fines begin. However, for certain types of property violations which are easily avoided, can be quickly remedied, or which have been the subject of advance publicity, violations may be subject to per-occurrence fines without any warning or grace period. Examples of per occurrence fines cases of property violations include but are not limited to driveway parking, trash can storage violations, improper exterior décor, unallowable signage, etc.

Street violations are the types of violations which might be ticketed by municipal or county law enforcement officers if we were not in a closed community. Examples include but are not limited to: parking in a marked no-parking zone, parking facing in the wrong direction, parking vehicle wheels off street/gutter pavement, speeding, reckless driving, etc. Arbor Hill residents are also responsible for controlling the parking of their guests; therefore, street parking violations are attributable to the applicable homeowner.

Arbor Hill residents are responsible for controlling their pets in accordance with Arbor Hill's Neighborhood Rules, including ensuring their family, guests, workers, comply with our rules. Failure to properly control your pets, can result in the per occurrence type of fines being levied against the applicable homeowner.

The Board will set per occurrence type of fines as flat rates within the range \$25-\$250 per occurrence. Other fines will normally be set as incremental monthly rates within the range \$25-\$250 per month. For some types of violations, fines may be capped at a specific cumulative maximum amount.

The Board may also define fines as being "variable" within a dollar range of up to \$5,000. The specific amount is set on a case by case basis at the discretion of the ARC or the Board based upon the nature of the violation, the level of cooperation, the household's compliance history, etc. Currently only the ARC Pre-Approvals rule uses the variable fine structure with the specific fines being levied at the discretion of the ARC.

The Arbor Hill website will include a chart of the most current fine rates. For residents without computer internet capabilities, they may call the Association's management company and request a printed copy of the website's fines chart.

Collection costs & other administrative fees associated with fines may also be charged to the applicable Arbor Hill property owner.

ARBOR HILL SCHEDULE OF FINES

01/01/2018

"STD" -- The current "standard" fine structure provides for an initial warning notice with one-month grace period; then if unresolved, \$50.00 fine for first month after initial warning; then if unresolved, \$100.00 for second month after initial warning; then as long as the issue remains unresolved, \$150.00 for third or later months after initial warning.

"OCC" -- The current "per occurrence" fine structure provides for a fine of \$50 per occurrence, up to a cumulative maximum of \$200 per month.

"AUTO" -- After the initial observation of an unallowable condition, most of the OCC fines will be automatically levied weekly until the owner or resident corrects the unallowable condition and then officially notifies the Association's management company of completing that correction. Those "automatic" OCC fine categories, are identified on the chart below with a label of "AUTO".

"VARIABLE" – "Variable" fine rates are set at the discretion of the Board or the ARC.

Arbors & Pergolas	STD	-----
ARC Management	N/A	-----
ARC Pre-Approvals	OCC	Variable up to \$5,000
ARC Responses	N/A	-----
Awnings	STD	-----
Birdfeeders & Birdhouses	OCC	AUTO
Business Use	STD	-----
Chimney Caps	STD	-----
Clotheslines	OCC	
Doors	STD	-----
Edging	STD	-----
Entry Accessories	OCC	AUTO
Exterior Finishes	STD	-----
Exterior Lighting	OCC	AUTO
Fences	STD	
Front Porch Furniture	OCC	AUTO
Garage Vents	STD	-----
Garbage Cans	OCC	cannot be automatic
Gardening	STD	-----
Grills & Other Outdoor Cooking Equipment	OCC	AUTO
Holiday Decorations	OCC	AUTO
Hoses	OCC	AUTO
House Number Plaques	OCC	AUTO
Inspections	N/A	-----

Landscaping	OCC/STD	AUTO
Mailboxes	STD	-----
Outdoor Furniture	OCC	AUTO
Parking	OCC	cannot be automatic
Pets	OCC	cannot be automatic
Play Equipment	STD/OCC	cannot be automatic
Pools	STD	-----
Recreational Vehicles, Machinery, & Equipment	OCC	AUTO
Registration Forms	STD	-----
Rentals	STD	-----
Roofing	STD	-----
Room Additions	STD	-----
Satellite Dishes	STD	-----
Screen Rooms & Covered Patios	STD	-----
Signage	OCC	AUTO
Smells	OCC	AUTO
Speeding & Reckless Driving	OCC	AUTO
Storage/Utility Buildings	STD	-----
Trash	OCC	AUTO
Trellises	STD	-----
Utilities	STD	-----
Vehicle Decals	STD	-----
Wall Art	OCC	AUTO
Window Screens	STD	-----
Window Treatments	OCC	AUTO
Wreaths	OCC	AUTO
Yard Decor	OCC	AUTO