

# THE FARM

## A T B U C K W A L T E R

### SCHEDULE OF FINES

In order to enforce The Farm at Buckwalter's Covenants, Conditions & Restrictions (CC&R's), By-Laws, ARC Guidelines, Community Wide Standards and Policy for Meeting Participation, the following fine schedule has been adopted.

1. **First Violation Letter** - will be sent giving the homeowner ten (10) days to make corrections and notify management company of correction. If the same violation occurs within a six (6) month period, the homeowner will not receive a First Violation Letter, but will automatically be sent a Second Violation Letter.
2. **Second Violation Letter** - if the violation has not been corrected and the management company has not been notified of correction within ten (10) days of the First Violation Letter, the Second Violation Letter will be sent assessing a \$50 fine. The homeowner will then be given an additional ten (10) days to correct the violation.
3. **Third Violation Letter** - if the violation has still not been corrected, the Third Violation Letter will be sent with an additional \$100 fine, plus the homeowner will incur fines of \$50 per week until the violation is corrected.
4. As set forth in Section 6.2 of the CC&R's, Fines levied against Owners for violations of these Covenants or Association rules and regulations shall be a charge and continuing lien on the subject Lot, as well as a personal obligation of the Owner.

**Unless otherwise provided**, the above fine schedule applies to **all** violations of the CC&R's, By-Laws, ARC Guidelines and Community Wide Standards. This is including, but not limited to, the following:

- Landscaping
- Pressure Washing (house, fence, driveway, etc.)
- Parking (also subject to towing)
- Recreational Vehicles (boats, trailers, etc.)
- Pets (off leash in common areas)
- Noise Disturbances
- Signs (except as noted below)
- Mailboxes
- Waste Receptacles

The following violations will be fined immediately and per incident:

- Any short-term rental (including AirBnB, VRBO, etc.) - \$200
- A business within The Farm per Section 6.3 of the CC&R's - \$200
- Dumping in common areas (includes pet waste and landscape debris) - \$200
- Yard Sale or other signs on common areas - \$150
- Fireworks - \$250
- Unauthorized Tree Removal - \$250 per tree (mitigation to be determined by ARC)

Violation of the Code of Conduct as shown in the Community Wide Standards and the Policy for Meeting Participation will result in the following with no reset time period:

- First Violation: Warning
- Second Violation: \$250 fine
- Third Violation: \$500 fine
- Each Additional Violation: \$1,000 fine per instance

The Farm at Buckwalter ARC was established for the benefit of The Farm at Buckwalter homeowners. It promotes the increase of property values for all homeowners in the community by enforcing common rules contained in The Farm at Buckwalter's CC&R's and ARC Guidelines. Any exterior improvement, alteration, addition or erection whatsoever, commenced or placed upon any Lot without prior approval from the ARC is subject to the following fines with each ten (10) day period of continued non-compliance being considered a separate incident and violation and fined accordingly.

- ARC violations - \$100 per incident to include any exterior improvements, alterations, additions or erections, commenced or placed upon any Lot, without prior ARC approval or any deviations from the ARC approval.

**See the Pool Rules & Regulations for fines applicable to the pool/recreation area.**

Homeowners are responsible for all violations of their tenants or guests. All fines levied by the Association and all costs associated with enforcing, collecting, or defending the CC&R's, By-Laws, ARC Guidelines, Community Wide Standards, Policy for Meeting Participation and/or the rules and regulations, including reasonable attorney fees, expenses and court costs, shall be the responsibility of the homeowner in violation and shall be enforceable as a specific assessment.

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