



## COMPLIANCE

In order to seek compliance with these rules and regulations, the Board of Directors of University Park Homeowner Association has adopted a fine schedule which may be assessed after a friendly reminder or a notice of violation or parking/speeding warning citation has been presented to the offender/resident/owner.

## APPEALS

The right to appeal any violation is available for any warning, citation or fines. To appeal, please write to the community manager within 10 days of the date on the notice of violation, warning or citation with a reason for the appeal, name, contact information and a signature. Once the appeal has been received, a hearing before the Board of Directors in an executive session or quarterly BOD meeting may be scheduled and the alleged violator will be notified in writing of the date, time and place to appear for the hearing. Failure to attend shall in no way limit or prevent the Board of Directors from taking actions it deems necessary and appropriate.

## FINES

- a) Violations of these rules and regulations will result in monetary fines. All fines issued to guest or/and tenant of a resident/homeowner are placed on the homeowners account, as they are responsible for their guests or/and tenant while in the community. Ultimate responsibility, as provided by the covenants of UPHOA, rests with the owner.
- b) Commercial fines are the responsibility of the Driver and the Company he represents. After 10 days all fines that are not paid in full will result in denying access to the Driver and his Company until they are paid.
- c) Fines are subject to change at the discretion of the board.
- d) All fines are subject to the UPHOA Collection Policy. The monetary fines are to be payable to the UPHOA within ten (10) days of issuance of the citation/violation and may be collected by the persons authorized to enforce under the section called "Enforcement" in the rules and regulation.
- e) The UPHOA Board of Directors may suspend the resident's right to use all common properties and/or University Park amenities after any violations have not been rectified.

## ENFORCEMENT PROCEDURE

**First Violation:** A friendly reminder or warning notice citing the specific violation(s), correction of said violation(s) within ten (10) days and homeowners right to call with any questions.

**Second Violation:** A second notice letter sent with fine assessed and requesting the homeowner to address the cited violation(s). The letter will identify the first written notice letter, the nature, date, time and location of the violation(s) if still uncorrected. If the homeowner fails to respond or/and provide written evidence of compliance after receiving this notice, a 3<sup>rd</sup> fine will be imposed.

**Continuing Violation:** The Board reserves the right to impose a continuing monetary penalty, assessed on a daily or weekly basis, without additional notice or hearing, until the infraction or violation has been remedied. (A continuing violation is a violation of an ongoing nature which has not been corrected after receiving a warning and second written notice.)

**Repeat Violation:** A repeat violation occurs when a person violates the same provision of the Association's governing document more than once and has already been given the appropriate warning. **A repeated violation will result in an immediate doubling of fines.**



**UNIVERSITY PARK**  
**VEHICLE FINE SCHEDULE**

**Speeding (Per South Carolina Minimum & Maximum Speeding Fines)**

10 MPH or Less over Posted Speed Limit	\$56-\$76
11-15 MPH over Posted Speed Limit	\$76-\$128
15-24 MPH over Posted Speed Limit	\$128-\$180
25 MPH or more over Posted Speed Limit	\$180 -\$440, resident may lose amenities center privileges

**Parking in Front of Fire Hydrant**

1st Offense	\$50
2nd Offense	\$75, vehicle will be towed immediately at owner expense
3rd Offense	\$100, vehicle will be towed immediately at owner expense and resident may lose amenities center privileges.

**Failure to Stop at a Stop Sign**

1st Offense	\$150, resident may lose amenities center privileges
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**Driving the wrong way on a one way street, alleyway or on a roundabout**

1st Offense	\$50
2nd Offense	\$100
3rd Offense	\$150, resident may lose amenities center privileges

**Parking on the Road Overnight (12am to 5 am)**

1st Offense	Warning
2nd Offense	\$50
3rd Offense	\$100, vehicle must be moved in 24 hours or will be towed at owner expense

**Illegal Parking:** Parking the wrong way, parking in an undesignated parking spot, parking too close to a stop sign, parking on the grass anywhere in University Park, Blocking a driveway, Double Parking

1st Offense	Warning
2nd Offense	\$50
3rd Offense	\$100, vehicle must be moved in 24 hours or will be towed at owner expense



**Use of Boats, Motor Homes, Trailers, Recreational Vehicles (Golf carts, 4-wheelers, unlicensed mini-bikes)/Unlicensed Vehicles**

Covenant Section 6.4.8.1, 6.4.8.3

1st Offense	Warning, 5-10 days to correct violation.
2nd Offense	\$50, 24 hours to correct violation.
3rd Offense	\$100, Vehicle will be towed at owner expense.

**Operating a Motorized Vehicle on Restricted Areas**

Covenant Section 6.4.9

1st Offense	Warning
2nd Offense	\$50
3rd Offense	\$100, Vehicle will be towed at owner expense

**Unlicensed Driver**

1st Offense	\$50 Contact Parent, Vehicle left on side of road. 24 hours given for parent to remove vehicle or vehicle will be towed at owner expense
2nd Offense	\$100, vehicle towed at owner/parent expense
3rd Offense	\$150, vehicle will be towed immediately at owner/parent expense and resident may lose amenities center privileges

**NOTE:**

**The association reserves the right at any time to tow at owner expense any vehicle that is disabled, has no insurance or has expired/missing plates.**



## COVENANT FINE SCHEDULE

**Unightly Property** - Yard needs mowed, Debris clean up, Leaf pick up, Mulching, Weeding of Flower Beds, Garbage or Litter on property and not in proper waste cans concealed from sight or Garbage Cans left out for more than 24 hours after pick up day, Excessive toys in yard, Baby carriage/stroller on front porch overnight. Covenants Sections 6.4.13 & 6.4.18

1st Offense	Warning Letter, 10 days to correct violation
2nd Offense	\$50, 48 hours to correct violation
3rd Offense	\$100

**House in Unkempt Condition** – Trim/Shutters needs painting, Driveway needs paved, Gutters need repaired/cleaned, Failure to Power Washing, Mildew on Siding. Covenants Sections 5.2

1st Offense	Warning Letter, 10 Days to Comply unless office is notified and repairs have been scheduled
2nd Offense	\$50, 10 Days to Comply
3rd Offense	\$100, 5 Days to Comply

**Unapproved ARB Violation** – Fence, Play equipment (Basketball hoops, trampolines not kept within a fenced yard), unapproved pool, Paint colors, window air conditioning units, unapproved fences and storage sheds. Covenants Sections 6.4.21-22, 6.4.24-25, 6.4.27-29.

1st Offense	Letter Request to submit ARB application with \$50 check or money order
2nd Offense	\$150
3rd Offense	\$200, the board reserves the right to request that the unapproved structure or change be removed and/or reversed at the homeowner expense

### Mailbox Maintenance

Covenant Section 6.4.26

1st Offense	Warning Letter, 10 Days to Comply
2nd Offense	\$ 50, 5 Days to comply and letter will state that repairs will be done by maintenance & billed to homeowner
3rd Offense	\$100, Mailbox repaired by maintenance and homeowner billed

**Violation of the single family residential usage of lots** – Unapproved subdivision of a lot/home site or an unapproved home business - Covenant Section 6.3

1st Offense	Letter Request to submit ARB application with \$50 check or money order
2nd Offense	If the request is denied, the homeowner has 10 days to comply or a \$150 fine will be applied
3rd Offense	\$200, the board reserves the right to continue to fine the homeowner on a weekly basis until the violation is rectified



## COMMON COURTESY FINE SCHEDULE

**Maintenance of Animals** – Leash law, Proper animal waste disposal, unpermitted animals on property or in common areas. Covenant section 6.4.12

1st Offense	Warning Letter
2nd Offense	\$50
3rd Offense	\$100
4th Offense	\$200

### Quiet Enjoyment (Nuisance)

Covenant section 6.4.13

1 <sup>st</sup> Offense	Warning Letter, Security notified
2 <sup>nd</sup> Offense	\$50
3 <sup>rd</sup> Offense	\$100

### Smoking or Alcohol Consumption in Common Areas

1 <sup>st</sup> Offense	Warning Issued, Security notified
Subsequent Offenses	\$50 per occurrence

### Unruly Conduct

1 <sup>st</sup> Offense	\$250 per occurrence, Local Authorities and Security will be notified
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### Fireworks Discharge

1 <sup>st</sup> Offense	\$250 per occurrence & up to \$500 county ticket.
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### Firearms Discharge

Covenant section 6.4.20

1 <sup>st</sup> Offense	\$250 per occurrence, Local Authorities & Security will be notified
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**NOTE:**

All other violations not listed or specified above will result in reasonable fines up to \$100.00 per week until corrected

Homeowners are responsible for damage caused to the common area. It is the homeowner's responsibility to inform their tenants of the rules and regulations. The homeowner is responsible for any common area damaged caused by the tenants.



UNIVERSITY PARK  
**APPEAL FORM**

<b>Date</b>	
<b>Citation #/ Violation Ref No.</b>	

To appeal due process fines/violations/citation, please complete the content of this form and supply a copy of the violation along with a brief letter describing why you feel your violation should be appealed within ten (10) days of the date of the notice. Violations cannot be appealed after ten (10) days.

Name	
Address	
Address in University Park	
Phone	
Email	

To Chief of Security, Community Manager and Board of Directors:

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Signature \_\_\_\_\_