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# FERNLAKES HOA

## Homeowners Association

### Schedule of Fines

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Adopted October 18, 2018

	<b>First Infraction</b>	<b>No Correction After 10 Days</b>	<b>After additional 10 Days</b>
Landscaping	Notice	Second Notice	\$100 Fine
Power washing	Notice	Second Notice	\$100 Fine
Unsightly Conditions	Notice	Second Notice	\$100 Fine
Parking	Notice	Second Notice	\$50 Fine
Pet Waste	Notice	Second Notice	\$25 Fine
Water Craft	Notice	Second Notice	\$75 Fine
Unapproved ARB modifications	Notice	Second Notice	\$250 Fine

***Each owner in violation of the Covenants, Conditions and Restrictions will receive three (3) notices; if they do not comply, a fine will be issued and if the fines accumulate to \$500.00 or more, a lien and/or foreclosure action can follow. All charges affiliated with collection actions will be applied to the homeowner's account.***

*If the homeowner disagrees with the HOA's findings, owner has the right to appeal to the HOA within ten [10] days of receiving the notice. The dispute will then be reviewed by the entire HOA Board and ruled for or against the dispute within 30 days.*

- 1.) First Notice
  - a. Sent via email, mailed if no email on file
  - b. Statement of Violation
  - c. Corrective Action Required
  - d. Ten days to correct the violation
- 2.) Second Notice
  - a. Sent via email and mail
  - b. Statement of Violation
  - c. Corrective Action Required
  - d. Ten days to correct the violation
- 3.) Fine Letter
  - a. Sent via regular and certified mail
  - b. Re-statement of violation and corrective action
  - c. Fine posted to account in accordance to fine schedule. Fines will continue to be posted every 10 days until compliance is achieved.