

RESTRICTIVE COVENANT - FINES LIST

The following Fine assessments are instituted to maintain adherence to the Restrictive Covenants of South Point Homeowner's Association, Inc. Notification of the violation shall be in writing and delivered by U.S. Postal mail. Fine(s) will be assessed if the noted violation is not corrected or does not cease within 3 days from the date of the violation letter. Should a violation continue after second notification and implementation of the Fine(s) and/or up to the maximum amount designated, legal remedy will be sought. All Fines are to be paid within 30 (thirty days) of notification; a lien will be filed against the property for failure to pay the Fine(s) assessed. The implementation and assessment of a Fine(s) does not invalidate the ability to seek legal action, if deemed necessary.¹

RESTRICTIVE COVENANT VIOLATION	COMPLIANCE REQUIRED WITHIN ²	FINE ASSESSED PER DAY UP TO MAXIMUM ³
Garage Sale Signs Not removing garage sale or other event signs posted on signs & poles	3 Days	\$50.00/\$250.00 Maximum-5 days
Waste Management Dumpsters ¶29 Left at end of driveway or in street more than 24 hrs after garbage pick-up	3 Days	\$50.00/\$250.00 Maximum-5 days
Solid Dog Waste ¶28 Failure to pick up waste left in street, neighbor's yard, driveways, and common areas	3 Days	\$50.00/\$250.00 Maximum-5 days
Garbage, trash, and debris in yard or on side of house ¶29 Remaining more than one week and not put out for regular garbage pick-up	3 Days	\$50.00/\$250.00 Maximum-5 days
Bicycles, ATV's, Go-Carts, Motorized Scooters or Motorized Toys ¶20 Stored or left continuously in front or side yard	3 Days	\$50.00/\$250.00 Maximum-5 days
Swing sets, playhouses, trampolines, wading or swimming pools, etc ¶22 In front or side of yard	3 Days	\$50.00/\$250.00 Maximum-5 days
Signs ¶23 Unauthorized signs posted in yards not allow in compliance with RC guidelines	3 Days	\$50.00/\$250.00 Maximum-5 days
Parking Vehicles in Yard ¶21 When on a continuous, routine basis	3 Days	\$50.00/\$250.00 Maximum-5 days
Parking in Street ¶26 When on a continuous, routine basis	3 Days	\$50.00/\$250.00 Maximum-5 days
Fence construction ¶9 & ¶15 Without prior ACC approval granted	3 Days	\$250.00/1,500.00 Maximum-6 days
Driveway expansion ¶16 Without prior ACC approval granted	3 Days	\$250.00/\$1,500.00 Maximum-6 days
Shed or Workshop ¶9 Building or installation without prior ACC approval granted	3 Days	\$250.00/\$1,500.00 Maximum-6 days
Any Additional Construction on House ¶8 Without prior ACC approval granted	3 Days	\$500.00/\$3,000.00 Maximum-6 days

¹ Bylaws, Article 14, Section 1, Assessments

"Any assessment, fine, penalty or other levy which is not paid within thirty (30) days of its due date shall be delinquent. If an assessment fine, penalty, or other levy is not paid within thirty (30) days after its due date, the levy shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum. The Association may bring an action at law against the owner personally obligated to pay the same and/or "in rem" against the current owner of the Lot assessed, to recover the amount of the assessment, fine, penalty, or other levy plus interest, cost, and reasonable attorney's fees associated with any such action. No owner may waive or otherwise escape liability for any assessment, fine, penalty, or other levy provided for herein or in the Restrictions or the Articles of Incorporation by non-use of the common Properties or abandonment of the affected lot."

² Bylaws, Amendment 7, Article 13, Procedure of Notification

Fine assessed effective the 4th day of continued violation. Assessment to be addressed in writing by 2nd notice of violation, effective the date of the letter, which shall coincide with the 4th day of continued violation.

³ Amended & Reinstated Restrictive Covenants, ¶53

"In enforcing the Community Documents, the Association may levy fines for each act of violation or for each day a violation continues. The Association may suspend the rights of Owners to use Common Areas for any period during which the Owner, or the Owner's family, guests, employees, agents or contacts violate the Community Documents."