

# Lake Forest Community Association, Inc.

## **VIOLATION AND FINE POLICY** **EFFECTIVE OCTOBER 1, 2005**

The purpose of this policy is to establish guidelines for some of the frequent types of violations addressed in the Deed Restrictions. It is not intended to be a complete list of all possible violations. For more complete information, refer to the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE FOREST COMMUNITY ASSOCIATION (henceforth referred to as CCR's).

**All properties should be kept in a neat, well maintained appearance at all times.**

**Yard maintenance needed:** Yards must be maintained frequently enough to maintain an overall well kept appearance. This includes:

- Mowing includes front yard and side yard of corner lots; all backyards must be mowed.
- Edging to include sidewalks, driveway and curb; no runners should be showing on paved surfaces.
- Weed control in grass, flowerbeds, and cracks and weed eating at fences, walls and foundations.
- Grass maintenance by treating diseased areas and adding sod or reseeding where grass has died
- Blowing or sweeping up grass and clippings after maintenance
- Removing dead plants, shrubs and trees in a timely manner
- Regular watering without violating local voluntary or mandatory conservation directives

For additional information, refer to CCR's, Section 7.3

**Trash receptacles in view:** All trash containers must be hidden from general view except for trash pick-up day. It is acceptable to put containers by the curb at dusk on the day before pick-up and to return to being stored out of view by dusk the day of pick-up. If containers can be seen from the street, they are not out of view. (Refer to CCR's Section 4.7 (g))

**Unapproved exterior changes:** All changes to the exterior of the residence, the addition of any structure, fence replacement or painting and major landscape modifications must be approved in writing by the ACC. (Refer to CCR's, Art. IV & V)

**Animals:** All pets must be leashed and under control of the person holding the leash. Dogs may not be allowed to cause a nuisance or disturbance by barking incessantly either in the day or at night. Pets may not foul another owner's property. If an accident occurs, the pet's owner must immediately remove the feces from the property. This also applies to the association's common areas. (Refer to CCR's, Section 4.7(f) & (l))

**Boats, trailers, other vehicles and equipment:** Recreational equipment (boats, jet skis, campers, RV's, motorcycles etc.) stored in view, commercial vehicles and inoperable or improperly parked vehicles are not allowed. (Refer to CCR's Section 4.7(b))

**Other:** Examples of additional things that could incur violations are: deferred maintenance of the property including painted surfaces, noncomplying basketball goals, miscellaneous unsightly items stored in view, unscreened air conditioning units or window units.

**FINES:** The Board of Directors is given express power in the Association's CCR's and By Laws to adopt and publish rules and regulations to enforce the protective covenants.

Notices of violation will be mailed and will include the date, type and number of the violation. Residents may report violations in writing. Anonymous reports will not be addressed however the recipient of a "concerned neighbor" violation will not know the source of the complaint.

**Fines will be assessed as follows:**

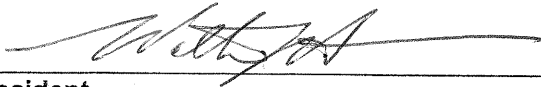
- **3<sup>rd</sup> violation of a similar kind will result in a \$25 fine**
- **4<sup>TH</sup> violation of a similar kind will result in a \$50 fine**
- **Each subsequent similar violation will result in a \$100 fine**
- **If the condition is "cured" and remains "cured" for 180 days, the process will begin again as a 1<sup>st</sup> violation.**

For example, 3 notices of "Yard Maintenance Needed" will receive a \$25 fine.

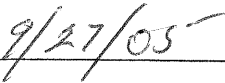
When a fine is assessed, the owner will receive the notice of violation along with an invoice showing the fine has been added to their assessment account. An owner will have the opportunity to contest any fine that is assessed against the assessment account. The process will be stated on the notice.

This policy was adopted by the Lake Forest Community Association, Inc. Board of Directors and is effective on October 1, 2005.

On behalf of the Lake Forest Community Association, Inc. Board of Directors



\_\_\_\_\_  
President



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Date