

Silverlakes–Gateway HOA, Schedule of Fines

Approved 05/15/2013. Revised: 02/19/2014, 11/16/2016, 05/16/2018, 11/20/2019,
01/01/2020, 08/17/2022

Silverlakes–Gateway HOA, Schedule of Fines

- A. **Violations of the Architectural Controls and Community Standards:**
1. First, a ‘warning to comply’ within a given time frame by the Property Manager.
 2. Second, a fine of \$25 per day until compliance. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).
 3. Continued non-compliance per section 16.17 of the Declaration of Covenants.
 4. Reference: Section 16.16 of the Declaration of Covenants.
- B. **Violations of the Exhibit ‘F’ – Rules and Regulations 1, 4 - 11, 13, 15 -23, 25 -31.**
1. First, a ‘warning to comply’ within a given time frame by the Property Manager.
 2. Second, a fine of \$25 per day until compliance. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).
 3. Reference: Section 11 of the Declaration of Covenants.
- C. **Violations of the Exhibit “F” – Rules and Regulations #2 - Leases.**
1. First, a ‘warning to comply’ with the HOA Lease Policy within a 45 day window by the Property Manager. This includes more leases than permitted, leasing before the waiting period ends, and failure to renew the lease agreement annually.
 2. Second, a fine of \$25 per/day of non- compliance. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).
 3. Lease avoidance: Failure to submit a lease application prior to leasing will result in an immediate \$100 fine.

D. Violations of the Exhibit “F” – Rules and Regulations #3 - Ownership.

1. First, a ‘warning to comply’ with the HOA Transfer Application Process within a given time frame by the Property Manager.
2. Second, a fine of \$100 per/day of non- compliance. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).

E. Violations of the Exhibit “F” – Rules and Regulations #12 - Animals.

1. First, a ‘warning to comply’ with rule #12 within a given time frame by the Property Manager.
2. Second, a fine of \$100 per/day of non- compliance. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).
3. If the animal(s) is declared a nuisance animal by the Board, the homeowner must remove the animal from the community within 48 hours. Nuisances may include, but are not limited to, excessive barking, chasing, biting, threatening persons or other animals, animal waste not being pick-up or other declared nuisance.

F. Violations of the Exhibit “F” – Rules and Regulations #14 – Fishing on the Ponds

1. First, a ‘warning to comply’ within a given time frame by the property manager will be issued for an initial violation.
2. Next, a fine of \$25 for a second violation, \$50 for a third violation, and \$100 for a fourth and each subsequent violation will be issued. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).

G. Violations of the Exhibit “F” – Rules and Regulations #24 - Parking.

1. The first failure to comply with the HOA Parking Policy will result in a warning.
2. A second and any subsequent parking offense will result in a \$100 fine. In addition to a fine, a vehicle is subject to towing or booting at the owner’s expense to the towing company for a third and any subsequent parking offense.

H. Violations of the Community Standards rule on trash/garbage curbing.

1. First, a 'warning to comply' within a given time frame by the Property Manager.
2. Second, a fine of \$50 per occurrences. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).
3. If more than three years have passed since the last violation, the application of this rule will reset and all previous violations will be disregarded (e.g., H1 rather than H2 will apply to the next violation).

I. Additional Violations.

1. The Board may set other fines on specific violations of the Declaration of Covenants as per section 17.6 – Fines.
2. The fine takes place after the 14 day period to appeal. (See HOA document Homeowner Violation Process).