

Woodhall Homeowners Association

Violation and Fine Policy

Effective June 1, 2010

The purpose of this policy is to establish guidelines for some of the most frequent types of violations addressed in the Covenants, Conditions and Restrictions for Woodhall; 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 Woodhall and the Residential Improvement Guidelines for Woodhall Home Owners.

All properties should be kept in a neat, well maintained appearance at all times and homeowner's vehicles should be parked in the garage and or driveway at all times.

<u>Violation:</u>	<u>Fees:</u>
<p><u>Yard maintenance needed:</u> Yards must be maintained frequently enough to maintain an overall well kept appearance, This includes:</p> <ul style="list-style-type: none"> • Maintaining grass at an appropriate height. • Weed control in grass, flowerbeds, and weed eating along fences and walls. • Lawn maintenance by treating diseased areas and adding sod or reseeding where grass has died. • Removing dead plants, shrubs and trees in a timely manner. 	\$25.00
<p><u>Trash receptacles in view:</u> Trash containers and recycle bins must be hidden from general view except for the trash pick-up day. It is acceptable to put containers at the curb at dusk on the day prior to pick-up and to return to storage out of view by dusk the day of pick-up. If containers can be seen from the street, they are not out of view.</p>	\$25.00
<p><u>Parking on the streets or grass:</u> Owners and their guests shall not park any vehicle on the streets or grass areas: However, this does not prohibit temporary on-street parking during the course of a social event or temporary work project, e.g. Landscaper's truck.</p>	\$25.00
<p><u>Unleashed Animals:</u> All pets must be leashed and under control of the person holding the leash. Dogs or cats may not be allowed to run lose in the neighborhood. Dogs may not be allowed to cause a disturbance by barking incessantly either in the day or night. 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.</p>	\$25.00
<p><u>Unapproved exterior changes:</u> All changes to the exterior of the residence, the addition of any structure, fence installation, satellite dish installation, well installation, or major landscape modifications must be approved in writing by the ARC. Starting work prior to receiving written approval is a violation and is subject to a fine.</p>	\$200.00
<p><u>Other:</u> Examples of additional items that often incur violations are: deferred maintenance of the property including painted surfaces, miscellaneous unsightly items stored in view, and not removing seasonal decorations on time.</p>	\$25.00
Other Fines	
<p><u>Cease and Desist:</u> Once a Cease and Desist Order has been issued, all action should be stopped. A fee per day may be assessed if work is continued.</p>	\$100.00 per day
<p><u>Non-Compliance:</u> Once a violation has been charged, homeowner has the right to appear before the board and appeal the decision. If the decision is upheld by the board and no action is taken to correct the violation within a reasonable time period, a fee per day may be assessed until violation is amended.</p>	\$100.00 per day