

**OTHER ASSOCIATIONS FINES**

CAMBRIDGE COMMUNITY ASSOC		JOHN'S CREEK MONTVALE		CHATTAHOOCHEE RIVER CLUB		TURNBERRY	
""...set as guidelines to address violations of the Covenants Agreement and the Architectural Modification process."		"Homeowner non-compliance with the published rules and guidelines are considered violations for which the homeowner will receive a violation notice. Violations are classified as minor or major."		"Our management company will survey all properties within Chattahoochee River Club monthly and make note of any Covenant or Design Guideline violation."		The Declaration of Covenants Turnberry HOA, Inc. establishes the authority by the Board of Directors to make and enforce reasonable rules and regulations governing the conduct, use, and enjoyment of the Lot and the Common Areas upon furnishing a copy of said rules and regulations to all Owners and Occupants. Every Owner and Occupant shall comply with the Declaration, Bylaws, and rules and regulations of the Association, and any lack of compliance therewith shall entitle the Association and, in an appropriate case, one or more aggrieved owners, to take action to enforce the terms of the Declaration, Bylaws, or rules and regulations.	
<b>FAILURE TO APPLY</b>							
Failure to apply for ACC approval of project (whether ultimately approved or not); 2nd / 3rd failures to apply.	\$100 /\$200 / \$300	Failure to apply for ACC approval of a project	\$25 to \$250			All parking violations	Cost of tow plus \$25 fine once tow company called
<b>NOTIFICATION &amp; FINE SCHEDULE</b>							
1st notice; 15 days to comply	Warning letter	1st notice; 2 <u>weekends</u> to comply	Warning letter	1st notice; 15 days to comply	Warning letter	Use restriction: 2 warnings; any subsequent violations of same incident will not require a	\$5/violation/day. With 3 <sup>rd</sup> notice and repeat offense thereafter
DAY 16: 2nd notice; immed. action plan with specific dates. 15 days more.	Warning letter + notice of fine	DAY 7 - 14 2nd notice; warning of fine. Given 1 more <u>weekend</u> .	Warning letter + notice of fine	DAY 16: 2nd notice; 10 days more	Warning of fine	Trash/Recycle containers not screened from view.	1 warning. \$25 each occurrence thereafter
DAY 31: 3rd / final notice: if not remedied daily penalty will start. 15 days more	Warning letter + specific date to comply.	DAY 21: 3rd notice of same / similar violation in calendar year. Begin fines	\$25 for minor violation	DAY 26: 3rd notice. 30 more days. Begin fines	\$50	Failure to have dog on leash in common area	1 warning. 2nd incident or more: \$25-\$100/incident
DAY 46: Begin fines	\$25/day	DAY 28: 4th / final notice	\$50 for minor violation	DAY 56: 4th / final notice. Fine levied monthly in increasing amts	Right of abatement & monthly fines (\$100, \$150, etc) until remedy	Failure to pick up your dog's waste from common areas	1 warning. \$25/incident thereafter
<b>LIEN</b>							
Lien not mentioned	?	Lien not mentioned	?	Failure to comply and/or pay penalties and/or costs	Lien	Damage to common area or property	Cost of repair + \$25 fine for damage only
One-time fine of \$1,000 per situation that cannot be cured or a daily fine would not be applicable.	e.g., adding a third floor	<u>Major</u> violation options: 1) Correct within 3 wks <b>OR</b> 2) submit plan of action to be processed as any Modification request & approved / disapproved.		Major fine not mentioned		Repairs made on behalf of Owner	Cost as paid by the Association plus \$25 administrative fee
<b>TURNBERRY CONTINUED ON NEXT PAGE</b>							

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<b>TURNBERRY CONTINUED</b>	
Failure to observe pool rules including having glass containers in the pool area.	Glass Containers \$25 -\$50/incident. All other pool violations \$25/incident
Any construction requiring placement of objects outside home for over 24 hours	Permit required. Homeowners assumes all damage and liability risks
Gate Remote - Replace/Exchange Remote	\$50/each
Attorney's Fees for Collection	Cost to Association
Late Fees and Interest for Assessments	Calculated in Accordance with Declaration
Special Assessments	Amount Determined by the Board in Accordance with the Declaration
All other violations not identified	\$25/violation/month
All other fees	Cost to Association or as described in the Declaration