

VALENCIA GROVES HOMEOWNERS ASSOCIATION

Partial/Samples of Fines Relating to the Non-Compliance of the CC&R's, Rules, and Regulations of the Association

Effective: February 1, 2000

Please note that the below partial fine schedule is for verifiable complaints only and that the time frame between each step is a minimum of (15) days. Further, the notification time frames will be put on hold during any appeal and/or discussions with the Board attempting to resolve the situation. Fines are assessed with the 3rd and following letters when like violation occurs during a 12 month period starting from the date of the 1st Notice. The Board may update these at anytime without notice to the Homeowners. This is a partial list of fines and should not be construed as being a total list of possible fines.

DESCRIPTION	1 ST NOTICE	2 ND NOTICE	CONTINUED OFFENSES
PETS			
Not on leash	Reminder	Warning	\$25.00 *
Animal Defecation in Common Areas	Reminder	Warning	\$25.00 *
ARCHITECTURAL IMPROVEMENTS			
Unapproved Alterations or Improvements to Lot including Landscaping of Public Yard	Reminder	Warning	\$25.00 *
For Sale/Rent Sign in Common Area	Reminder	Warning	\$25.00 *
Poor Appearance of Public Yard, Lot, House, or any other Improvement on Lot	Reminder	Warning	\$25.00 *
Foil or Other Material on Window(s)	Reminder	Warning	\$25.00 *
Basketball Apparatus being left visible when not in use	Reminder	Warning	\$25.00 *
TRASH CONTAINERS			
Visible Trash Containers	Reminder	Warning	\$10.00 *
<i>(All trash/recycle containers may be on the street curb from 5 pm the night before a schedule container pickup day through 11 pm the day of trash/recycle pickup. At all other times the containers must be out of view from the street, common areas, and your neighbors.</i>			
VEHICLE VIOLATION			
Boat, Trailers, RV's	Warning **	\$50.00 *	\$100 * or Tow
Unauthorized Vehicle Parking	Warning **	\$50.00 *	\$100 * or Tow
Disabled Vehicles	Warning **	\$50 * or Tow	\$100 * or Tow
Unauthorized Vehicle Repair	Warning **	\$25.00 *	\$50.00 *
*** ALL FINES WILL DOUBLE AFTER 3RD NOTICE ***			

* A \$15.00 charge will be assessed to your account to cover certified mail costs & processing

** Warning may be in the form of a window sticker on vehicle

Managed by: VISION COMMUNITY MANAGEMENT

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