

GREEN HILL MANOR COMMUNITY ASSOCIATION  
FINE SCHEDULE

**Approved May 8, 2003**

*The following is in accordance with Article 12, Section 12.6 Fines of the Declaration of Covenants, Conditions and Restrictions for Green Hill Manor Community Association which states "In addition to the means of enforcement provided elsewhere herein, the Association shall have the right to levy fines against an Owner or such Owner's guests, relatives, lessees or invitees, in the manner set forth herein, and such fines shall be collectible as any other assessment such that the Association shall have a lien against the Lot of such Owner as provided in this Declaration, the Bylaws and the Articles of Incorporation and such fine(s) shall also become the binding personal obligation of such Owner.*

The types of fine and amounts to be levied are hereby established as follows:

- (A) Class III Violation — defined as a willful disregard of direct communication received from the homeowners association in areas including, but not limited to, construction, property appearance, home usage; violators will be levied a fine of \$100/week (commencing with the date of the letter written by the Board (or its representative) until the violation is corrected and acknowledged in writing by the GHMHOA Board of Directors (or its representative)
- (B) Class II Violation — first time violation of covenants of a more permanent nature including, but not limited to, construction, home usage (add others here); after a 30 day grace period commencing with the date of the letter written by the Board (or its representative), the fine will be \$100/month until the violation is corrected and acknowledged in writing by the Board (or its representative)
- (C) Class I Violation — first time violation of covenants of a less permanent nature including, but not limited to, property appearance (grass, bushes, trash, debris, etc.), sidewalk snow removal (add others here); after a grace period of 7 days commencing with the date of the letter written by the Board (or its representative), the fine will be \$25/week until the violation is corrected and acknowledged in writing by the Board (or its representative)