

THE SPRINGS AT HIGH ROCK HOMEOWNERS ASSOCIATION, INC.
SCHEDULE OF FINES FOR CONSTRUCTION-RELATED VIOLATIONS

ARC #	Violation	Initial Fine Amount	Subsequent Fine Amount(s)	Fine Frequency
2	Rules and Requirements Review			
2-1 to 2-18	New build or major house renovation project initiated without written ARC approval, or is not being built in accordance the approved plan, is subject to penalties and legal fees.	\$500.00	\$1,000.00	Per Occurrence
2-19	Removing standing trees without ARC approval	\$300.00	\$500.00	Damages per Penalty
3	Construction			
3-2	Violating contractor's authorized work hours.	\$100.00	\$250.00	Per Occurrence
3-4	Dumpster placed on common area. Placing Porta-potty on common area. Parking vehicles overnight on common area. Storing materials overnight on common area without prior approval.	\$100.00	\$250.00	Per Day
3-5	Caution cones and markers not properly utilized.	\$100.00	\$250.00	Per Occurrence
3-6	Cutting of any utility line (electrical, internet).	\$100.00	\$250.00	Per Occurrence
3-7	If blasting is required, failure to notify property owners within 2500 feet of site at least one week before blasting.	\$250.00	\$500.00	Per Occurrence
3-8	Not installing/maintaining silt fence after approved tree removal but before site construction begins.	\$250.00	\$500.00	Per Week
3-9	Excess materials/trash not placed in dumpster or not emptied as required. Concrete cleanout residue on common area or concrete spilled on roadway. Litter and debris not properly picked up on construction site or common area.	\$100.00	\$250.00	Per Occurrence
3-10	Any burning performed on construction site.	\$500.00	\$1,000.00	Per Occurrence
3-11	Sign violations. Only General Contractor sign is allowed - not subcontractors' signs.	\$25.00	\$25.00	Per Day
3-12	Approved project not completed within one year after site clearing without written extension requested and approved by ARC.	\$200.00	\$200.00	Per Month
3-13	Propane or fuel oil tanks not buried.	\$250.00	\$500.00	Per Month
3-14	Landscape plan not completed as approved or one growing season after house completion.	\$250.00	\$500.00	Per Month
3-15	Erection of poles, towers, antennas, or dishes without prior ARC approval.	\$100.00	\$250.00	Per Month
3-16	External AC units not screened from street or lake view.	\$100.00	\$250.00	Per Month
3-17	Fences installed made of chain link, chicken wire, barbed wire or not approved by ARC.	\$100.00	\$250.00	Per Month
3-18	Noncompliant mailbox installed.	\$100.00	\$250.00	Per Month
3-19	Noncompliant exterior lighting violations.	\$100.00	\$250.00	Per Month
3-20	Faulty remote septic field not repaired by Property Owner or reported to ARC.	\$100.00	\$250.00	Per Occurrence
4	Inspections			
4	Property Owner fails to schedule with ARC the five required inspections; Stake Out, Batter Board (or equivalent), Frame Out, Home Completion, Project Completion.	\$100.00	\$250.00	Per Occurrence
5	Additions & Renovations			
5	Any Home Additions or Exterior Renovations or Interior Projects that requires heavy equipment or dumpster initiated without written ARC approval.	\$250.00	\$500.00	Per Occurrence