

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

ARC #	Violation	Initial Penalty Amount	Subsequent Penalty Amounts	Penalty Frequency
2	Rules and Requirements Review			
2-1 to 2-19	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.	Up to \$100	\$100	Per Week
2-19	Removing standing trees without ARC approval	\$300 plus replacement	\$500 plus replacement	Damages Per tree with 3" replacements as deemed appropriate by the BOD
3	Construction			
3-2	Violating contractor's authorized work hours.	Warning	\$100	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.	Warning	up to \$100	Per Day
3-5	Caution cones and markers not properly utilized.	Warning	up to \$100	Per Occurrence
3-6	Cutting of any utility line (electrical, internet).	\$100	\$100	Per Occurrence plus cost of repair
3-7	If blasting is required, failure to notify property owners within 2500 feet of site at least one week before blasting.	\$100	\$100	Per Occurrence
3-8	Not installing/maintaining silt fence after approved tree removal but before site construction begins.	Warning	\$100	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.	Warning	up to \$100	Per Day
3-10	Any burning performed on construction site.	up to \$100	\$100	Per Occurrence
3-11	Sign violations. Only General Contractor sign is allowed - not subcontractors' signs.	Warning	\$25	Per Day
3-12	Approved project not completed within one year after site clearing without written extension requested and approved by ARC.	\$100	\$100	Per week
3-13	Propane or fuel oil tanks not buried.	up to \$100	\$100	Per Month
3-14	Landscape plan not completed as approved or one growing season after house completion.	up to \$100	\$100	Per Month
3-15	Erection of poles, towers, antennas, or dishes without prior ARC approval.	up to \$100	\$100	Per Month
3-16	External AC units not screened from street or lake view.	Warning	\$50	Per Month
3-17	Fences installed made of chain link, chicken wire, barbed wire or not approved by ARC.	Warning	\$100	Per Month
3-18	Noncompliant mailbox installed.	Warning	\$50	Per Month
3-19	Noncompliant exterior lighting violations.	Warning	\$100	Per Month
3-20	Faulty remote septic field not repaired by Property Owner or reported to ARC.	up to \$100	\$100	Per Day
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	\$100	Per Inspection/ Week
5	Additions & Renovations			
5	Any Home Additions or Exterior Renovations or Interior Projects that requires heavy equipment or dumpster initiated without written ARC approval.	up to \$100	\$100	Per Occurrence/ Week

NOTE: This document is to be used as guidance with possible variance of penalties based on the severity of the infraction.