

**THE SPRINGS AT HIGH ROCK HOMEOWNERS ASSOCIATION, INC.
SCHEDULE OF PENALTIES , NEIGHBORHOOD APPEARANCE AND OTHER**

#	Violation	Initial Penalty Amount*	Subsequent Penalty Amount*	Frequency
1	Garbage/Recycle Receptacles on roadside beyond time allowed	Warning	\$50	Per Week
2	Sign violations	Warning	\$25	Per day
3 / 6	Vegetable gardens visible from street, clothes lines, thru wall air conditioning units	Warning	Up to \$100	Per day
4	Ungaraged boat over 28', travel trailer, motor home, enclosed box trailer	Warning	\$100	Per week
5	Improper or too many vehicles (more than 3) parked on lot (i.e., vehicles, watercraft, trailers, motorcycle, UTVs, golfcarts, riding lawnmowers, etc.)	Warning	\$100	Per week
7	HVAC units visible from street or lake	Warning	\$50.00	Per month
8	Open fire violations	Up to \$100	\$100	Per occurrence
9	Animal violations	Up to \$50	\$50	Per occurrence
10	Unapproved ARC projects	Up to \$100	\$100.00	Per Occurance/Week (in addition to possible removal/replacement of work performed)
11	Exterior Maintenance/Unkept Appearance	Warning	\$100.00	Per occurrence/week (in addition to cost for HOA to have yard maintenance done)
12	Unapproved mailbox	Warning	\$50.00	Per month

13	Parking violation, road right-of-way, boat launch, or other unapproved use of common areas.	Up to \$50.00	\$100.00	Per occurrence/day
14	Noncompliant exterior lighting violations.	Warning	\$100.00	Per month
15	Removing standing trees without ARC approval.	\$300	\$500	Penalty Per Tree
16	Garage doors should remain closed on front facing garages except when activities require otherwise.	Warning	\$50.00	Per day
Docks	Overnight Use of Community Dock Day Slip	Warning	\$100	Per Day

* In addition to fines, all legal costs associated with any collection efforts will be added. Fine schedule is used as a guide for consistency and may be deviated from when the HOA Board deems such deviation is appropriate.

September 2025