

Carriage Crossing Condominiums Schedule of Fines

CC&R Ref #	CC&R Summary Description	2nd Offense	3rd Offense	Each Offense Thereafter
2.4	Misuse of Common Areas	50.00	75.00	100.00
2.4	Personal Items in Common Areas	50.00	75.00	100.00
2.4.1	Misuse of Breezeways	50.00	75.00	100.00
2.6	Unauthorized Use of Ammenities	100.00	200.00	400.00
2.4-7	Damage/Vandalism	500.00	500.00	500.00
2.5	Unkempt Balcony/Patio	50.00	75.00	100.00
3.2	Unauthorized Rental	500.00	500.00	500.00
3.2	Other Rental Rules Violations	100.00	200.00	400.00
3.3	Prohibited Use of Unit	100.00	200.00	400.00
3.4	No Insurance	50.00	100.00	200.00
3.5	Noise	100.00	200.00	400.00
3.6	Smoking	125.00	250.00	500.00
3.7	Offensive Activities	100.00	200.00	400.00
3.8	Threatening Behavior	100.00	200.00	400.00
3.9	Rooftop Trespass	100.00	200.00	400.00
3.10	Littering	100.00	200.00	400.00
3.11	Unauthorized Planting	-	25.00	50.00
3.12	Unauthorized Renovations to Unit	100.00	200.00	400.00
3.13.1 3.13.2 3.13.4 3.13.5	Appearance of Unit	50.00	75.00	100.00
3.13.3	Signs	75.00	100.00	125.00
3.15	Dangerous Materials	100.00	200.00	400.00
3.16	Illegal Activities	125.00	250.00	500.00
3.18	Grill Violation	25.00	50.00	75.00
3.19	Driving or Pedestrian Infractions	100.00	200.00	400.00
3.20	Obstructing Greens and Walkways	50.00	75.00	100.00
3.22	Parking	50.00	75.00	100.00
3.23	RV Storage	50.00	75.00	100.00
3.24	Soliciting	100.00	200.00	400.00
3.25	Pets	125.00	250.00	500.00
3.28	Impeding Management Activities	100.00	200.00	400.00
3.29	Trespassing	100.00	200.00	400.00
3.30	Other Violations	100.00	200.00	400.00
4.10	Clubhouse Violations	50.00	75.00	100.00
4.20	Swimming Pool Violations	50.00	75.00	100.00
4.20	Unauthorized Pool or Hot Tub Access	125.00	250.00	500.00
4.30	Hot Tub Violations	50.00	75.00	100.00
4.40	Tennis Court Violations	50.00	75.00	100.00

Reinvestments Fees	0.5% of sales price of unit
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Late Fee on delinquent amounts due	15.00
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Before assessing a fine the Board shall:

- (a) notify the lot owner of the violation; and
- (b) inform the owner that a fine will be imposed if the violation is not remedied.

The Board may re-assess a fine if:

- (i) within one year after the day on which the owner receives a warning, the lot owner commits another violation of the same rule or provision.
- (ii) the owner allows a violation to continue for 10 days or longer after the time to cure given in the warning has expired.