

**Orchard Pines Homeowners Association  
Schedule of Fines**

CC&R Ref #	CC&R Summary Description	Fine for Violation*	Time allowed to Cure
8.02	Failure to maintain unit/ falls out of good repair	\$ 25.00	48 hrs
10.02	No owner may make any material alterations to the exterior of the buildings	\$ 25.00	48 hrs
11.1	Each unit shall be used only as a single family dwelling.	\$ 25.00	48 hrs
11.1	No gainful occupation, profession, trade, or nonresidential use shall take place in any unit or common areas	\$ 25.00	48 hrs
11.2	No antanaes or satellite dishes on the exterior larger than 24". Location must be approved by the Board.	\$ 25.00	48 hrs
11.3	No rubbish or debris	\$ 25.00	48 hrs
11.3	No odors or loud noises permitted	\$ 25.00	48 hrs
11.3	No nuisances that would be detrimental to any unit or common area	\$ 25.00	48 hrs
11.3	No camping or laundry items can be hung or dried outside	\$ 25.00	48 hrs
11.4	Only parking in designated areas and garages (no parking in the streets)	cost of towing	-
11.4	No motorcycles, trailers, boats, snowmobiles, motorhomes, recreational vehicles, or other vehicles allowed, except for in garages	\$ 25.00	48 hrs
11.5	No burning of trash or leaves	\$ 25.00	-
11.5	Trash containers shall not be as such to where they can harbor unsafe insects or plants	\$ 25.00	48 hrs
11.6	No sign of any kind shall be displayed from any unit	\$ 25.00	48 hrs
11.7	No animal, bird, fowl, or livestock of any kind shall be kept in units except dogs (max = 2), cats (max = 2), and other household pets so long as they are kept within the unit at all times, except when on a leash and under the direct control of the Owner. No pet runs, kennels or houses shall be permitted outside or in common areas.	\$ 25.00	48 hrs
11.7	Dogs must weigh < 20 pounds	\$ 5.00	48 hrs
11.7	Pet owners shall promptly remove and dispose of all excrement emitted by their pets in any common area	\$ 25.00	-
11.8	No unit shall be subdivided into smaller units by owner		48 hrs
	Reinvestments Fees	0.5% of sales price	-
	Interest on delinquent assessments or amounts due = 18% APR	-	-
	Late Fee on delinquent assessments or amounts due	\$ 20.00	-

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 within the time to cure listed above.