



## **FINING SCHEDULES**

All violations of the Glenwild Rules & Regulations are subject to the appropriate fining schedules as outlined below. The Glenwild Board, and/or ARC in the case of Design Guidelines violations, has discretion to waive fines, impose reduced fines, or grant abeyances with or without conditions, along with potential time frames that must be met. If the Glenwild HOA has accrued any excess expense in the process of identifying and/or having to remedy items not completed and must engage the services of an expert, attorney, contractor or representative of the HOA, the violating party will be charged for all of the time and fees incurred. When applicable, these charges may be immediately deducted from the Construction Bond as necessary in the discretion of the Board and/or ARC.

### **SCHEDULE A – COMMUNITY AND CONSTRUCTION RULES VIOLATIONS**

First offense: Written warning

Second offense: \$250 fine

Third offense: \$500 fine

Fourth offense: \$1000 fine

All further offenses: Subsequent violations within a 1-year period from the original written warning will result in fines at the rate of double the amount of the previous fine and/or a work stoppage, when applicable.

In the event that any community or ARC rule under Schedule A is violated there shall initially be a written warning issued. For a *continuing* violation, if the situation is not remedied within 48 hours, there shall be imposed an initial fine of \$250.00. If the situation is still not remedied within ten days, there shall be a second fine of \$500.00 and if the situation is still not remedied within an additional ten days, there shall be a third fine of \$1,000.00. If the violation continues thereafter, subsequent fines will be issued in 10-day intervals at the rate of double the previous fine. For a *non-continuing* violation, if a violation of the rule occurs again within a 1-year period from the written warning there shall be imposed an initial fine of \$250.00. If the rule is violated again within this 1-year period, there shall be a second fine of \$500.00 and if the rule is violated again within this 1-year period, there shall be a third fine of \$1,000.00. Subsequent violations within this 1-year period will result in fines at the rate of double the amount of the previous fine and/or a work stoppage, when applicable. For both continuing and non-continuing violations, fine periods will reset after the initial 12 months from the written warning.

ARC or construction violations will be handled progressively. If the member has been fined previously, following a written warning, a violation will be subject to the next level of fine as described above, even if the violation is not of the same rule that was the subject of the previous fine. Written warnings are active for the specific violation for 1 year from the date of issue. A subsequent violation of the specific violation will immediately be subject to the appropriate level of fine.

#### **SCHEDULE B – MINOR COMMUNITY RULES VIOLATIONS**

First offense: Written warning

Second offense: \$50 fine

Third offense: \$100 fine

Fourth offense: \$150 fine

All further offenses: Subsequent violations within a 1-year period from the original written warning will result in fines at the rate of double the amount of the previous fine.

In the event that any community rule under Schedule B is violated there shall initially be a written warning issued. For a *continuing* violation, if the situation is not remedied within 48 hours, there shall be imposed an initial fine of \$50.00. If the situation is still not remedied within ten days, there shall be a second fine of \$100.00 and if the situation is still not remedied within an additional ten days, there shall be a third fine of \$150.00. If the violation continues thereafter, subsequent fines will be issued in 10-day intervals at the rate of double the previous fine. For a *non-continuing* violation, if a violation of the rule occurs again within 1 year of the written warning, there shall be imposed an initial fine of \$50.00. If the rule is violated again within the 1-year period, there shall be a second fine of \$100.00 and if the rule is violated again within the 1-year period, there shall be a third fine of \$150.00. Subsequent violations within the 1-year period will result in fines at the rate of double the amount of the previous fine. For both continuing and non-continuing violations, fine periods will reset after the initial 12 months from the written warning.

#### **SCHEDULE C — CONSTRUCTION PARKING VIOLATIONS**

First offense: Warning

Second offense: \$50

All further offenses: \$100 each

#### **SCHEDULE D – RENTAL/TIMESHARE VIOLATIONS**

In the event this rule is violated, there shall be a written warning issued. If the situation is not remedied within 48 hours there shall be imposed an initial fine equal to \$5,000. This fine shall increase to \$15,000 if the violation continues or reoccurs within a 1-year period after written notice to cease is given to the violator. A third violation within a 1-year period will result in a \$25,000 fine, and each subsequent violation within a 1-year period thereafter will result in fines increasing by an additional \$25,000.

## **CONSTRUCTION COMPLETION VIOLATIONS** *(Updated May 2023)*

Any new construction or remodel in Glenwild must be completed within 24 months under the plans and conditions required by the Architectural Review Committee ("ARC"). *This deadline pertains to both the exterior of the home and the driveway but does not include landscaping.* Any project that goes beyond this time period is subject to a fine. If within the twenty-four (24) month construction period there is no discernible activity for a period exceeding two (2) months on the worksite, the fine schedule shown below will be initiated and fines will be applied as outlined below. This fine schedule applies to new projects as well as projects currently under construction.

### **MONTHLY FINE SCHEDULE:**

*Month 25* : Written warning

*Month 26* : \$5,000

*Months 27 - 29*: Prior month's fine plus \$500 additional each month.

*Months 30 through completion*: If the exterior of the home and the driveway have not been finished, there will be a fine of \$10,000.00 per month until these are complete.

*Month 36* : \$50,000 one-time incremental fine.

The accruing fines will continue to the end of the project and a final release is signed by the HOA.

### **CONSTRUCTION EXTENSIONS:**

No formal construction extensions will be offered, but the Glenwild ARC, at its discretion, may take into consideration certain hardships such as weather, natural disasters, or unforeseen conditions caused by the Community. These rules and fines replace the "Construction Compliance Fee Schedule" found in the existing Architectural Design Guideline and Standards dated October 2022.