

**MAPLE RIDGE HOMEOWNERS ASSOCIATION  
VIOLATION FINES POLICY**

**Policy Purpose:** The purpose of this policy is to establish guidelines when imposing fines for non-compliance of any of the Maple Ridge Homeowners Association's Policies and Procedures.

<b>Violation</b>	<b>Fines</b> (at Board's discretion)
<b>1. Abuse and Harassment</b>	<ul style="list-style-type: none"> <li>• Up to \$100 per incident.</li> <li>• Suspension of voting privileges</li> </ul>
<i>Reference: Abuse and Harassment Policy, Violation Enforcement and Due Process Policy, Procedure for Fines and/or Suspension of Services, Abuse/Harassment Incident Report Form</i>	
<b>2. Architectural Control</b>	<ul style="list-style-type: none"> <li>• Without prior approval, if work is non-compliant or any damage is caused to the common areas, expense for removal, repair or modification will be the homeowner's responsibility.</li> <li>• A fine of \$25 per day until compliant.</li> </ul>
<i>Reference: Architectural Control Standards Policy, ACC Submission Procedure Policy, Architectural Modification Request Form, ACC Fence Specification, Satellite Dish Installation Request Form, Seasonal Decorations for Common Areas Action Form, Storm Door Specifications Form</i>	
<b>3. Association Dues Collection</b>	<ul style="list-style-type: none"> <li>• \$20 late fee per month for past due balance of one-month dues or greater.</li> <li>• Suspension of voting privileges</li> <li>• Attorneys' fees if collection process is determined.</li> <li>• Lien/Foreclosure of Property</li> </ul>
<i>Reference: Association Dues Collection Policy</i>	
<b>4. Garbage and Trash Disposal</b>	<ul style="list-style-type: none"> <li>• Garbage must be placed completely inside the dumpster.</li> <li>• Do not leave any garbage, trash, boxes, bulk items beside the dumpsters</li> <li>• Bulk items are to be taken to the bulk trash area on Glen Raven Court</li> <li>• Household Hazardous Waste must be taken to ECOFLO, Inc.</li> <li>• \$25 for each garbage violation</li> <li>• \$200 for each bulk trash violation</li> </ul>
<i>Reference: Garbage/Trash Disposal Policy, <a href="http://www.greensboro-nc.gov/index.aspx?page=526">http://www.greensboro-nc.gov/index.aspx?page=526</a></i>	

<b>Violation</b>	<b>Fines</b> (at Board's discretion)
<b>5. Landscaping</b>	<ul style="list-style-type: none"> <li>• Any modifications to the landscape areas must have prior approval. If work is non-compliant or any damage is caused to the common areas, expense for removal, repair or modification will be the homeowner's responsibility</li> <li>• A fine of \$25 per day until violation is brought into compliance.</li> </ul>
<b>Reference:</b> <i>Landscaping maintenance and Guidelines Policy, Landscape Modification Request Form</i>	
<b>6. Loitering, Nuisance, Illegal Activity</b>	<ul style="list-style-type: none"> <li>• \$100 fine for each incident reported.</li> <li>• Attorneys' fees if legal action is required.</li> <li>• HOA has the right to demand eviction.</li> </ul>
<b>Reference:</b> <i>Loitering-Nuisance-Illegal Activities Policy, GPD Reporting Suspicious Activity pamphlet</i>	
<b>7. Parking</b>	<ul style="list-style-type: none"> <li>• \$25 for each violation.</li> <li>• Vehicle towing at owner's expense.</li> </ul>
<b>Reference:</b> <i>Parking Policy, Towing Policy</i>	
<b>8. Pets</b>	<ul style="list-style-type: none"> <li>• \$25 for each violation</li> <li>• The cost of repairs for damage to lawns, shrubs or trees in common areas by pets, will be the responsibility of the pet owner.</li> </ul>
<b>Reference:</b> <i>Pet Policy</i>	
<b>9. Selling or Renting of Unit</b>	<ul style="list-style-type: none"> <li>• Owner is responsible for the failure of their tenants to comply with all policies and procedures of the Association.</li> <li>• \$20 for each non-compliance</li> </ul>
<b>Reference:</b> <i>Selling or Renting of Unit Policy, Tenant Information Form, Transfer of Ownership/Request for Information for Closing form, Owner Contact Information Form</i>	