

Fines & Sanctions
as authorized in Article X, Section 5 of the
Declaration of Covenants, Conditions and Restrictions for the Spring Mills Subdivision

1. **Failure to clean up property:** after a certified letter and 30-day notice to correct specified deficiencies and notice of fine and/or sanction, a fine of \$150.00 (one hundred fifty dollars) per month - pro rata - will be imposed until deficiencies are corrected. Failure to pay will result in a lien for unpaid fines, filing costs, administrative costs and interest as explained below.
See Article IV, Section 2 of the Covenants, Conditions and Restrictions of the Spring Mills Subdivision (CCRs.)
2. **Trash Can Violations:** \$10.00 (ten dollars) for each day's violation after the second warning. Failure to pay will result in a lien for unpaid fines, filing costs, administrative costs and interest as explained below.
See Article XII, Section (b) of the CCRs
3. **Vandalism:** Each offence of willful destruction of community common area property carries an automatic \$250.00 (two hundred fifty dollar) fine per participant, plus the cost of any repairs for any damage done. Civil and criminal prosecution can be expected on the part of the Association's Board of Directors. Penalties for vandalism by dependent children of unit owners will be charged against the responsible unit owner's property. Penalties for vandalism by dependent children of renters will be enforced through small claims court.
See Article X, Section 5 of the CCRs
4. **Failure to follow the Covenants, Conditions and Restrictions regarding Architectural Review:** \$250.00 (two hundred fifty dollar) per month for willful disregard of the requirements set by the Architectural Review Committee. Failure to pay will result in a lien for unpaid fines, filing costs, administrative costs and interest as explained below.
See Article XI, Section 1 of the CCRs
5. **Failure to clean up after pets:** a \$50.00 (fifty dollar) fine for each incident after the first warning letter. Failure to pay will result in a lien for unpaid fines, filing costs, administrative costs and interest as explained below.
See Article XII, Section (a) of the CCRs

Liens for non-payment of dues or other violations:

Dues are due in full on May 1st of each calendar year. Fines are to be paid within 30 days of notice to unit owner/occupant.

In case of nonpayment, at 30-days past due a statement with a notice of interest accruing at 1 1/2% and the imposing of sanctions and possible lien for noncompliance included. At 60-days past due a notice of sanction and fine is sent with the intent to file a lien at 90-days if the payment is not received. At 90-days past due a lien for dues, filing costs, mailing costs and administrative costs will be filed against the unit and a notice sent registered mail, return receipt sent to the unit owner.

See Article IV & XII, Section (b) of the CCRs