

Fining Policy

River Rest Condominiums HOA

All homeowners are subject to the River Rest Condominiums HOA Fining Policy. Investor-owners are responsible for the actions of their tenants.

Failure to Properly Dispose of Pet Waste:

1st Offence: warning

2nd Offence (and subsequent offences): \$100 fine

Leash Law Violations:

1st Offence: warning

2nd Offence (and subsequent offences): \$50 fine

Pool Rules Violations:

1st Offence: \$50 fine

2nd Offence (and subsequent offences): \$100 fine

Improper Storage of Recreational Equipment:

1st Offence: warning

2nd Offence (and subsequent offences): \$50 fine

Improper Disposal of Garbage:

1st Offence: warning

2nd Offence (and subsequent offences): \$50 fine

Failure to Properly Maintain Landscaping:

A warning will be issued, and the homeowner will have 30 days to have the landscaping properly maintained. If the landscaping is not properly maintained within 30 days, the HOA will have the landscaping maintained and bill the homeowner for doing so. The homeowner will be responsible for any damage resulting to the building from plantings, vines, or trees in side or rear beds being in contact with the exterior of the unit.

Unapproved Exterior Modifications:

The homeowner will have the opportunity to submit an ARC request retroactively. If the ARC request is denied, the homeowner will have 30 days to restore the exterior of the unit to its previous condition. If the exterior of the unit is not restored to its previous condition within 30 days, the HOA will have the exterior of the unit restored to its previous condition and bill the homeowner for doing so.

Parking Violations (Minor):

1st Offence: warning

2nd Offence: \$50 fine

3rd Offence (and subsequent offences): \$100 fine OR the vehicle may be towed at the homeowner's expense (*depending on the severity of the violation*)

Common minor parking violations:

- trailers being stored on property (in driveways or parking spots)
- vehicles in unacceptable condition (wrecked, flat tires, or having expired registration)
- commercial vehicles being stored on the property
- vehicles being parked in the alleyways
- vehicles taking up more than one (1) parking space

Parking Violations (Major):

Vehicle may be towed at the homeowner's expense OR \$100 fine (*depending on the severity of the violation*)

Common major parking violations:

- vehicles parked in the driveway of another unit without explicit written permission from the owner of that unit
- vehicles parked in a hazardous manner