

**ASSOCIATION OF UNIT OWNERS OF THE BLUFFS
FINES AND FEES SCHEDULE**

Bluffs HOA dues and assessments are due the 1st of every month. If not received within 30 days, the following Fines and Fees schedule applies.

All fines and fees are due and payable within 30 days. Liens for non-payment may be filed after 90 days of certified violation notice unless an exception is made by the Board (Section V(3) of the ByLaws).

SHOA'S Schedule of Fines is also applicable, and is assessed separately.

Unit owners are responsible for the actions of any visitors, guests or tenants in their unit.

DUES AND ASSESSMENT FINES

Interest of 9 % per annum is also added in accordance with Section V(5) of the ByLaws

Dues and Assessments not paid within 30 days from due date	\$50 per 30 day period
--	------------------------

RULES AND REGULATIONS FINES

Pet Disturbances or Off Leash	\$50 per incident
Failure to Clean Up After Pets	\$50 per incident
Feeding of Wildlife Within Community	\$50 per incident
Improper Use of Garbage Containers	\$50 per incident
Improper Storage in Carports or on Decks	\$50 per week – doubled after 1 month
Noise Violation	\$50 per incident
Potted Plants	\$50 per incident
Entry Gate Violation	\$50 per incident
Improper Use of BBQ	\$100 per incident
Open Fires	\$100 per incident
Fireworks Violation	\$100 per incident

RENTAL FINES

No Rental or Guest Notice filed with Manager	\$100 per week delinquent
Renting Unit for less than 90 days	\$100 per day
Rental to Multiple Parties	\$100 per day

BOARD AND COMMITTEE VIOLATION FINES

Fines for work completed without Board, Design or Landscape Committee Approval

Unit Alteration Without Approvals	\$100 per incident, plus restoration w/i 30 days
Common Area Violation	\$100 per incident
Landscaping	\$100 per incident
Tree Removal, Topping, Limbing, Windowing	\$100/cm diameter of affected tree, as measured two feet from the ground

Approved: November 2023