

River Woods Fine and Late Fee Schedule

To make the fine schedule for violations at River Woods clear to all residents, we are publishing a concise summary of fines and violations in the Association. This summary does not include every violation. A complete detailing of fines and violations is contained in the Rules and Regulations, posted on the Association's website.

Late Fees

Monthly fees are due the first of the month. If they are not in the office/bank account by the 9th of the month, a \$25 late fee will be applied and a statement mailed. If it is not received by the 19th of the month, another \$25 late fee will be applied.

Leaving dog defecation on the common grounds or deck

Warning letter (no fine), then \$25 for a second violation, \$50 for a third violation, \$75 for a fourth violation, etc., to a maximum of \$500.

Violations of the Rules and Regulations regarding changing the appearance of the unit or adding items to common grounds without ACC approval, littering, etc.

An email notice and a mailed courtesy notice (with no fine) will be sent alerting you to the violation. If the violation is not remedied within the specified period of time, the unit will be fined \$50, and the unit owner will be invited to be on the agenda of the next regularly scheduled Board meeting to dispute the fine, if they so choose. If the violation is not corrected by the following Board meeting, the fine is increased to \$100. Each month without the violation corrected, the fine will increase by \$50 to a maximum monthly fine of \$250, at which point the Board has the option to increase the fine to \$25/day.

Violations of the Rules and Regulations regarding prohibited activity, such as harassment of employees, playing loud music after hours that disturbs other residents, etc.

Following an email notice, the Board may impose a fine of \$50, with repeated violations incurring fines increasing by \$50 for each additional instance of the prohibited activity. Unit owners may appear at the next regularly scheduled board meeting to contest the fine by asking to be on the meeting agenda.

Violations of Pool Rules

Violations of pool rules may result in a suspension of pool privileges of up to 60 days and/or a fine of \$50.

Violation of Rental Prohibitions

Owners who rent their townhouse (if purchased after July 27, 1994) temporarily or permanently will be fined \$100/week. Room rentals for owner-occupied townhouses are not prohibited, but a roommate/rental form must be completed prior to rental.

Parking Violations

There are no fines for parking violations. However, cars parked inappropriately (blocking fire lanes, on grass, or blocking a neighbor's access), or inoperable, will be immediately towed by Captain Towing. Owners of towed cars must pay Captain Towing all costs for towing and storage to retrieve their cars. Other violations, such as owners' cars parked in guest parking, will be tagged and, if not moved within 24 hours, will be towed. More details are in the Rules and Regulations.

All fines must be specifically approved by the Board before being assessed. Owners may, at their request, be placed on the agenda of any regularly scheduled Board meeting to appeal a fine.