

## SCHEDULE OF FINES AND PENALTIES FOR VIOLATIONS

(EFFECTIVE JANUARY 1, 2016)

All assessed fines are due within 30 days for the date of notice. Unpaid fines are subject to the same billing and collection procedures as the monthly assessment dues. These policies and schedule of fines are subject to change without notice.

Violation	Warning / Deadline	Fine or Penalty
Trash cans left out 24-hours from pick-up date and/or unsecured or blowing curbside trash.	1 warning, then fine	\$10/incident fine
Failure to maintain a lawn free of debris, unauthorized objects and/or domestic pet waste.	1 week to comply, then fine	Initial \$10 fine plus \$10/week fine
Failure to file a lease/rental agreement and/or tenant contact information with the Association.	1 week to comply, then fine	Initial \$25 fine plus \$25/month fine
Unauthorized vehicles including but not limited to commercial, recreational, or inoperable vehicles parked on neighborhood streets or lawns.	1 week to comply, then fine and/or tow	Initial \$25 fine plus \$25/week/violation fine and/or contractor towed at 110% cost
Unauthorized permanent/semi-permanent landscaping or building structures including but not limited to sheds/storage units, AC window units, clothing lines, satellite dishes (>1), etc.	1 month to comply, then fine and/or removal by vendor	Initial \$50 fine plus \$50/month/incident and/or vendor removal at 110% cost
Failure to obtain Architectural Committee approval for exterior improvements made to the residence, including but not limited to color alterations, additions, landscaping, etc.	1 month to comply, then fine and/or removal by vendor	Initial \$50 fine plus \$50/month/incident and/or vendor removal at 110% cost
Property Maintenance including but not limited to the failure to repair the residence exterior or lawn, remove dead/dying plants, shrubs or trees and the failure to address faded, rusted, damaged items.	1 month to comply, then fine and/or correction by vendor	Initial \$50 fine plus \$50/month/incident and/or vendor removal at 110% cost
Other Violations	1 week to 1 month to comply, at the discretion of the Board of Directors	Action as needed to correct the situation, and billed at 110%, or fine as deemed appropriate

In the event an Owner or Tenant is found by the Board of Directors to be in violation of the Declaration, CC&R's or the Architectural Guidelines, the Owner will be notified in writing, by first class mail and or email. The notice of violation shall detail the nature of the violation and shall advise the Owner that the violation must be corrected within the time period listed on the notice or appealed within ten (10) business days of the date of the notice.

A. Within ten (10) business days of the date of notice from the Board, the Owner may request a hearing before the Board. A request for hearing must be made in writing by first class mail to the Lakes at Donegal Springs Homeowners Association, 125 Charlan Boulevard, Mount Joy, PA 17552, or by email [info@thelakesatdonegalsprings.com](mailto:info@thelakesatdonegalsprings.com). In the event the request for hearing is not postmarked or received within ten (10) days from the date of notice, the Owner will be deemed to have waived his or her right to appeal.

B. Upon receipt of a valid request for hearing, the Board will promptly schedule a hearing and notify the Owner of the date and time thereof via first class mail and/or email. The purpose of the hearing is to allow the Owner to appear before the Board and present evidence and/or argument as to why the Board's decision is in error or should be modified. In the event the Owner fails to appear at the hearing on the scheduled date and time, his or her request for hearing shall be deemed withdrawn.

C. At the conclusion of the hearing, the Board will render its decision and will notify the Owner in writing via first class mail and/or email.

D. If no hearing is requested and the violation is not corrected within the allotted time frame, the Board may institute such legal action as it deems appropriate against the Owner to ensure compliance with the Declaration, CC&R's and/or Architectural Guidelines, as well as the imposition of fines under paragraph (E) below.

E. If no request for hearing is made or the Board denies the Owner's appeal, the Board may impose a fine per the Fee Schedule for each violation set forth in the violation notice. The Board shall notify the Owner in writing via first class mail and/or email as to the amount and nature of all fines imposed. Depending on the violation, fines may accumulate if the violation is not rectified by the Owner. The amount of the fine(s) plus any accumulated interest shall be carried on the account of the Owner on the books and records of the Association. The Association may bring legal action against the Owner to collect such fines if necessary.

F. Imposition of the fine(s) by the Board as set forth in paragraph (E) shall in no way be deemed a waiver by the Board of its right to take other action against the Owner to compel compliance with the Declaration, By-Laws and/or Architectural Guidelines. The Board specifically reserves the right to take such action against the Owner as it deems appropriate either before or after a fine has been imposed.

G. In the event a title company, mortgage lender, attorney or real estate agent requests a statement (excluding a Statement of Lien) from the Association as to the fees and charges outstanding against the Owner's property and any fine(s) imposed and accumulated interest have not been paid, the statement from the Association shall so indicate the amount of the unpaid fine(s) and all accumulated interest. No statement indicating that all fees and charges have been paid will be issued unless and until all fine(s) and accumulated interest have been paid in full.