

# Hiddenbrooke POA Schedule of Fees and Monetary Fines

Amended May 2022

## Regular Fines (\$ per month)

Fine 1- \$50\*

Fine 2- \$75\*

Fine 3 - \$100\*

Fine 4 - \$125

Fine 5 - \$150\*\*

Fine 6 and beyond - \$150

## Notes:

\* If violations corrected within 90 days of the first Hearing, the Board has discretion to reduce the fines. Owner must submit information showing the CC&R violation has been corrected or provide a firm date by which it will be corrected. After the third fine, the Board will not reduce prior fines.

\*\*After the 5<sup>th</sup> Fine (total of \$500), owner accounts may be sent to Collection or processed through Small Claims Court.

## Other Fines

Chronic Violation: A significant CC&R violation (as determined by the Board) that has not been corrected after 5 months: \$150 per week

Start of Work without HARC approval: An immediate Hearing and possible \$150 fine after a Hearing; also required to submit application to HARC

Severe Topping of City Street Tree that ruins its structure: \$150 after a Hearing (if tree trimmed by a licensed Arborist, no fine)

Short term rentals, e.g., Airbnb, VRBO and the like: \$100 per day for each day a listing appears active on a rental site

Violation of ADU Rules: Up to \$100 per day