

Hat Island Community Association Fine Schedule

The below Fine Schedule is pursuant to the Hat Island Community Association Board Resolution Re: Fines Enforcement Policy, approved by the Board of Trustees on February 21, 2018, and mailed to all owners. The fines set forth herein may be imposed after notice to the Owner of the alleged violation, the proposed fine and reasonable opportunity to be heard.

Fines set forth below may be doubled if an owner commits the same or similar violation within a 180 day calendar period.

Continuing violations may be subject to weekly fines of up to \$100.00 per week, in addition to the originally imposed fine, until corrective action is taken. Continuing are violations that an Owner has been fined for and failed to correct or is of the same or similar type of violation being committed on a continuing basis.

CCR Violations

- Architectural Control Committee (ACC) Application Violations (Section #3) \$100/week

Note: ACC Application must be submitted and approved before any architectural improvements can be made. Weekly fines may be imposed starting from the commencement of any unimproved work. Unapproved variance from approved ACC permit (Section #4) \$100/week

- Failure to Remove Temporary Structures (Section #10) \$50/week
- Noxious/Offensive Behavior/Quiet Enjoyment/Burning (Section #8, #13) \$50/violation
- Junkyard/Dumping Violations (Section #8) \$100/week
- Dwelling in non-residential structures (sheds, garages etc.) (Section #9, 13, 15) \$100/day
- Other CCR Violations \$50/Occurrence or \$100/Week

HICA Rules and Regulations

Parking Violations:

- Parking in No Parking Areas \$50/violation
- Failure to pay long-term parking (if leaving the island for 90 days or more) \$100/month
- Using Community Property for long-term parking (more than 72 hours) \$100/week

Common Areas:

- Using Common Areas to Store personal property \$100/week
- Unauthorized use of Association property \$100/week

Note: many owners have landscaped or built structures on Association property. Agreements must be signed that they agree not to claim adverse possession or and they will remove or have removed any landscape or hardscape that falls on Association property when requested to do so.

Dog Rules:

- Failure to follow dog rules (10/2014) \$50/violation

Hat Island Community Association Fine Schedule continued

Golf Course:

- Failure to sign-in or pay fees \$50/violation

Water System:

- Tampering/damaging with HICA Water System: \$200/violation plus costs noted

Breaking water locks, adjusting water meters, using standpipes for personal use, etc. will be subject to the fine in addition to being invoiced for costs of materials, staff labor, and other associated costs to repair damage. Tampering with the water system may also result in legal prosecution.

Other Rule Violations:

\$50/Occurrence \$100/Week

Please note the above list is not a comprehensive listing of all violations. Violations not specified above will result in reasonable fines up to \$50 per occurrence and \$100 per week for continuing violations.

Damages: Damages are separate from fines. In the event any property owned or maintained by the Association is damaged or destroyed by an Owner or guest, the Association may impose upon that Owner an assessment for the cost expended for said repairs.