**Eaglesgate Policy on Delinquent Fines and Fees**

**Classification of Violations: Minor and Major**

**Major**

**Definition: A violation that creates a “safety or health hazard” or**

**Represents a “potential economic loss”**

**Penalty - $250 fine plus a $50 administrative fee**

**Examples: Vandalism to common grounds**

 **Damage to neighbors property (if not worked out amicably)**

 **Failure to pick up dog waste (health hazard)**

 **Failure to submit a plan to DRC before starting any exterior project**

**Minor**

**Definition: a violation that has an impact on the community’s appearance or quality of life.**

**Penalty: $100 fine plus a $50 administrative fee**

**Examples: Parking in the street**

 **Lawn and Landscape Maintenance**

 **Maintenance of homes exteriors and features**

**Each violation will be treated separately even if recurring. Unless, multiple violations occur at one time, that may be handled on a collective basis.**

**Steps taken: complaint received, violation observed by board member or DRC member, Advisory Letter is sent by CMS via Certified Mail, resident name/address will be posted to non-compliance/follow up list.**

**Compliance Committee member will follow up with resident or by driving past residence. If unresolved within the 15 day time frame the Penalty Notice will be mailed by CMS via Certified Mail. Unless, the resident has communicated an acceptable plan to our committee and completes their approved plan.**

**If unpaid, $100 penalty fee plus $50 administrative fee will be imposed and due immediately. For every 30 days left unpaid and matter addressed left uncorrected, an ADDITIONAL $100 penalty and $50 administrative fee will be added. At 90 days, we will turn the account over to the Association attorney and resident will be responsible for all fines, fees, and attorney costs incurred by the HOA. The HOA may possibly place a lien on a residents property or take more punitive measures if necessary.**