

Dog Waste

Dog owners are not allowed to leave dog waste on other residents' property or the common grounds. Dog waste must be removed and stored for garbage pickup (or other disposal) on the dog owner's property. You may not store dog waste in the front of your residence. Please notify your children and guests that you are responsible for adhering to this policy. Failure to collect and properly store your dog's waste may result in a fine in the amount of \$200 per incident.

Trash & Recycle Bin – Pickup & Storage

Trash and recycle bins must be stored away from the front yard and must not be visible in your front yard. Bins for pickup may be placed on the curb in front of your residence any time on the day prior to collection. Bins must be retrieved and properly stored no later than 9 am the day after collection. For instance, if the day of collection is Thursday, you may place your bins on the curb in front of your residence for pickup any time Wednesday. Your bins must be retrieved and properly stored no later than 9 am Friday. Failure to adhere to this policy may result in a fine in the amount of \$200 per incident.

Trash & Recycle Bin Refuse – Trash & Recycle Refuse Must Be Bagged

Trash and Recycle refuse must be bagged prior to placing in your bin. This policy applies to most items. Large boxes or other large items may be excluded if they are heavy enough not to be blown on a windy day. Failure to adhere to this policy may result in a fine in the amount of \$200 per incident.

Storage Units

Storage units may not be parked in front of your property. Your Board stands ready to work with you should you need a Storage Unit temporarily. You must seek the Board's approval. Failure to adhere to this policy may result in a fine in the amount of \$100 per day. Generally, the Covenants do not allow Campers, Commercial Trucks, Trailers, Recreational Vehicles or other non-passenger vehicles to be parked and stored on or in front of your property. Failure to adhere to this policy may result in a fine in the amount of \$100 per day.

Landscape and Fence Violations

You will be notified by the Board of a Landscape and/or Fence policy violation. You will be provided 30 days (or longer, if approved by the Board) to correct a deficiency. Failure to adhere to this policy may result in a fine in the amount of \$200 per day.

WyndSOR Pointe Homeowners Association, Inc.

Fines and Penalties

Assessments outstanding in excess of 30 days are subject to \$150 penalty per month.

Balances to the Association outstanding in excess of 30 days are subject to a minimum \$50 penalty per month.

The Board reserves the right to review any breach of the Covenants by a property owner, builder, subcontractor or any other person or company operating in the neighborhood and assess a fine commensurate with any breach of the Declaration of Covenants, Conditions and Restrictions.

EXHIBIT A

SCHEDULE OF FINES

The Board reserves the right to vary from this fine schedule on a case-by-case basis depending on the nature and severity of any Violation. An Owner's conduct may violate more than one provision of the Association's governing documents in which case the Association may levy a fine for each category of Violation. Initial Fines, 2nd Fines and Additional Fines may double for repeat offenders of the same or similar Violation.

Subject to the provisions of this Enforcement Policy and/or the Restrictions, the general categories of Violations and the schedule of fines for those Violations shall be as follows:

<u>CATEGORY OF VIOLATION</u>	<u>TYPE</u>	<u>INITIAL FINE</u>	<u>2ND AND ADDITIONAL FINES</u>
Single-Family/Business Use	Curable	Up to \$500	Up to \$1000 per month
Leasing Violation			
Short-Term Rental	Curable	\$100 per day	N/A
No Notice of Lease (Lease Compliant)	Uncurable	Up to \$500 (one-time)	N/A
Lease Non-Compliant	Curable	Up to \$500	Up to \$1000 per month
All Other	Uncurable	Up to \$500 (one-time)	N/A
All Other	Curable	Up to \$500	Up to \$1000 per month
Nuisance/Noxious/Offensive Conduct	Uncurable	Up to \$500 (one-time)	
Nuisance/Noxious/Offensive Conduct	Curable	Up to \$500	Up to \$1000 per month
Architectural Violations			
Failure to Submit Plans	Uncurable	Up to \$500 (one-time)	
Failure to Construct Per Approved Plans (Modification Denied)	Curable	Up to \$500	Up to \$500 per month
Failure to Construct Per Approved Plans (Modification Allowed)	Curable	Up to \$10,000 (one-time)	N/A
Parking & Vehicle-Related Violations	Curable	Up to \$500	Up to \$1000 per month
Parking & Vehicle-Related Violations	Uncurable	Up to \$500 (one-time)	N/A
Storage Unit/Pod Violations	Curable	Up to \$100 per day	
Dog Waste	Uncurable	\$200 (per incident)	
Pet & Animal (Livestock) Violations	Curable	Up to \$500	Up to \$1000 per month
Pet & Animal (Livestock) Violations	Uncurable	Up to \$500 (one-time)	N/A

<u>CATEGORY OF VIOLATION</u>	<u>TYPE</u>	<u>INITIAL FINE</u>	<u>2ND AND ADDITIONAL FINES</u>
Maintenance, Construction & Drainage Violations	Curable	Up to \$500	Up to \$1000 per month
Maintenance, Construction & Drainage Violations	Uncurable	Up to \$500 (one-time)	N/A
Landscaping Violations	Curable	Up to \$200 per day	
Fence Violations	Curable	Up to \$200 per day	
Rules & Regulations Violations	Curable	Up to \$500	Up to \$1000 per month
Rules & Regulations Violations	Uncurable	Up to \$500 (one-time)	N/A
Trash-Recycle Bin Violations	Curable	\$200 per incident	
Trash-Recycle Bin Violations	Uncurable	\$200 per incident	
Refuse/Garbage Not in Bin	Curable	\$200 per incident	
Refuse/Garbage Not in Bin	Uncurable	\$200 per incident	
All Other Violations	Curable	\$100	\$250 (2 nd); \$500 (3 rd +))
All Other Violations	Uncurable	\$100 (one-time)	