Appendix B

ACC Design Standards Fine Schedule

The ACC Design Standards Fine Schedule can also be found on the DeerLake website.

DEERLAKE ACC VIOLATION FINE SCHEDULE

The ACC Violation enforcement process employs a 2 letter system to alert residents who are not in compliance with the ACC Design & Maintenance Standards.

Letter 1 – 1st Notice of Violation – 30 Days to correct violation. Notice of possible fine if violation is not corrected. Letter 2 – 2nd Notice and Intent to Fine and Hearing – Fines will be assessed unless violation is resolved in 10 days from date of notice being sent. See Bylaws for full procedure.

Examples of Violations*

Landscaping
- Uncut grass
- No mulch or pine straw
- Overgrown shrubbery
- Tree removal

Mailbox
- Damaged
- Unapproved parts/hardware

Yard Clutter
- Play equipment, swings, furniture, BBQ grills, and fire pits visible from the street
- Unapproved yard signs

Prohibited Parking
- RV's, trailers, boats
- Disabled motor vehicles
- Commercial vehicles

*****$25 Per Occurrence Per Day
Maximum per 30 Day Period: $750
The Board reserves the right to contract with a 3rd party to correct the violation and bill the homeowner.

The violations described herein are intended as a guide for common violations. This is not an exhaustive list of all possible violations or categories of violations. Depending on the circumstances and severity of a violation, the Board of Directors reserves the right to issue citations and fines for lesser or higher amounts than listed in this Fine Schedule at its sole discretion and to take other actions as chosen by the Board of Directors.

Upon receipt of Letter 2, 2nd Notice and Intent to Fine and Hearing, fines shall be imposed on a per occurrence per day basis (without further notice to the violator) until the fines accumulated reach the maximum of $750 per 30 day period (!$750 Maximum"). After the 30 Day Period has been reached, the fines shall pause for a period of 30 days during which the violator continues to have the opportunity to resolve the violation without fines being imposed (30 Day Grace Period). At the expiration of this 30 Day Grace Period, without further notice to the violator, fines shall resume pursuant to the Maximum per 30 Day Period up to the $750 Maximum so long as the violation remains outstanding at which time a 30 Day

Grace Period shall repeat and alternate with the Maximum per 30 Day Period up to the $750 Maximum until the violation is resolved or as otherwise directed by the Board of Directors. There shall be NO MAXIMUM total fine and all fines shall be cumulative in nature. Repeat of the same violation will be subject to immediate fine.

It is the responsibility of each violating Lot Owner and/or violator to immediately contact the Board of Directors after resolving a continuing violation. The violator shall schedule an inspection with the Board of Directors to confirm the violation has been resolved and to cease accruing daily fines.

ACC Application Violation**

An ACC Application must be submitted and approved before any architectural modifications – including but not limited to repainting, roof replacement, fence installation, deck replacement, etc. begins. Fines can be imposed from the day the work begins subsequent to appropriate notice and hearing. For this violation, only a single letter will be sent (in lieu of Letters 1 and 2) and the automatic fine and daily fines can be assessed from date of such letter being sent. See Bylaws for full procedure. As per the Bylaws, this letter will provide the homeowner with an opportunity for hearing.

**Projects that commence without ACC approval will be subject to a $250 Automatic Fine plus $25 per day until submission is approved.