

# GROVE PARK NEIGHBORS HOA COVENANT AND RULE VIOLATION FINES

Updated July 14, 2012

## Covenant Fines:

All owners and residents of the Grove Park HOA are subject to provisions contained in the Declaration of Covenants and the Bylaws. The purpose of these provisions is to preserve the architectural integrity and beauty of the neighborhood and to promote neighborly conduct by and among the residents. The Board of Directors is charged with the responsibility of enforcing these provisions.

Fines may be applied after a warning notice is sent via US Return Receipt mail to the owner. Fines are based upon the assumption that there has been no attempt on the part of the resident to rectify the matter. The HOA Board reserves the right to suspend or modify any fines when the violator details a commitment to correct the problem by an agreed upon deadline.

This Design Guidelines listed below are not an exhaustive and exclusive list of circumstances and fines available to the Association. Design violations are outlined in the Grove Park Neighbors Homeowner's Association Covenants, Conditions and Restrictions.

***Covenant fines are "per occurrence" unless other stated. Fines are not to exceed \$10 for any one violation, counting each day a violation continues after notice from the Board of Directors as a separate violation. (Reference: By-Laws of Grove Park Neighbors Homeowners Association, Inc., Section 9, (f), page 8).***

<b>Article 7, Design Guidelines</b>	<b>Section</b>	<b>Page</b>
<b>Land Use and Building Type</b>	<b>1</b>	<b>12</b>
<b>Architecture Control</b>	<b>2 &amp; 19</b>	<b>12 &amp; 18</b>
<b>Fencing</b>	<b>3</b>	<b>13</b>
<b>Buffers</b>	<b>4 (b)</b>	<b>13</b>
<b>Nuisance</b>	<b>7</b>	<b>14</b>
<b>Temporary Structures</b>	<b>8</b>	<b>14</b>
<b>Signs</b>	<b>9</b>	<b>15</b>
<b>Livestock, Poultry, Household Pets</b>	<b>11</b>	<b>15</b>
<b>Antennae, etc.</b>	<b>12</b>	<b>15</b>
<b>Clotheslines, Garbage Cans, etc.</b>	<b>13</b>	<b>15</b>
<b>Recreational Equipment</b>	<b>15</b>	<b>16</b>
<b>Recreational Vehicles and Trailers, (and the like)</b>	<b>16</b>	<b>16</b>
<b>Garbage and Refuse Disposal</b>	<b>17</b>	<b>16</b>
<b>Construction Materials</b>	<b>20</b>	<b>18</b>
<b>Screening</b>	<b>21</b>	<b>18</b>

**Rules and Regulations:**

The Bylaws of Grove Park Neighbors Homeowners Association, Inc. read that the Board of Directors will adopt and amend rules and regulations covering the details of the operation and use of the Association. (Section 9, (d), page 8)

The following rules have been adopted by the Board of Directors and non-adherence to any of these rules, with the exception of number 5, vandalism, is subject to a **\$50 fine**.

<b>HOA RULES</b>	
1	Lawns must be maintained. This includes mowing, edging, trimming shrubs, pine straw and/or mulch replacement.
2	Posted rules by ponds must be adhered to.
3	No dumping of grass clippings, limbs, shrub clippings, materials, etc., on occupied and unoccupied lots.
4	Posted rules in the pool area must be adhered to.
5	No vandalism of common areas. (The HOA will work in concert with the police department to take whatever measures are necessary to recover cost to repair/replace damaged and/or missing items).
6	No parking in pool pick up and drop off area or along the curb beside the pool except when unloading or loading vehicles.
7	No smoking inside the pool gate.

**Thank you for keeping Grove Park a preferred community in which to live.**