

Enterprise Knolls Homeowners Association, Inc.
Schedule Of Fines

WHEREAS, The Board of Directors, pursuant to the Association's Bylaws also has the power to exercise for the Association all of the duties and authority vested in or delegated to this Association and not reserved to the Membership by other provisions of these By-Laws, the Articles of Incorporation or the Declaration.

LR - HOA Dep Amendment 10.00

WHEREAS, The Association has the power to enforce the provisions of the Declaration, Bylaws, and rules and regulations of the Association.

HOA Name: ENTERPRISE

Ref:

WHEREAS, pursuant to the Association's Declaration, the Board of Directors approves rules and regulations related to architectural standards, landscaping, restrictions on improvements on lots, and restrictions on the use of Lots including but not limited to, uses that are continuing annoyances, nuisances, vehicles, and animals.

Total: 30.00
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WHEREAS, pursuant to Article II, Section 2, of the Declaration of Covenants, Conditions and Restrictions and Article VII of the Bylaws for the Enterprise Knolls Homeowners Association, Inc., the Board of Directors shall have the authority to establish supplemental rules and regulations relating to the Common Areas and Common Facilities of the Association including, without limitation, the personal conduct of the homeowners, residents, and their guests thereon, and establish penalties for the infraction of such rules.

WHEREAS, The Board of Directors for the Enterprise Knolls Homeowners Association, Inc. desires to promulgate and enforce a more comprehensive fine policy for violations of the Association's rules and a dispute settlement procedure to provide owners with an opportunity to contest violations.

NOW, THEREFORE, BE IT RESOLVED, with the foregoing incorporated as if fully stated herein, for the benefit of the community and in keeping with the authority of the Declaration and Bylaws, and rules and regulations of the Enterprise Knolls Homeowners Association, Inc., the Board deems it desirable to formally adopt a fine policy, and dispute settlement procedure as follows:

I. Establishment of Dispute Settlement Procedure Prior to Implementation of Fines

- A. Once the Board determines that the complaint of a violation is justified, the Board or the Property Manager shall forward to the owner a cease and desist letter (first letter) containing the following information:
 - 1. The alleged violation.
 - 2. The action required to abate the alleged violation.
 - 3. A statement indicating that the violation must be abated not less than ten (10) days from the date of the letter, and if so abated, that no sanctions will be imposed.

- C. The Board of Directors may in its discretion stay the imposition or enforcement of fines if the Board finds that compliance has been obtained without repetition or that a continuing violation has been or will be cured within a time period established by the Board.

SCHEDULE OF FINES:

(Maximum Fines are Subject to Change Without Further Notice)

Littering/ Illegal Junk Dumping	\$150 per occurrence/ \$50 daily until junk and litter is removed
Pet related offences (Feeding of feral, stray, or wild animals, excessive barking, damage to common property, failure to "scoop the poop" and properly dispose)	\$100 per occurrence
Excessive noise/disturbing the peace/domestic disputes/ loud music	\$75 per occurrence
Trespassing/loitering/illegal Activity	\$150 per occurrence/Authorities Notified
Extensive vehicle maintenance on common area (oil change, oil spills, engine repair, etc.)	\$100 per occurrence/ plus cost of any removal or cleanup
Vandalism to common property	\$500/ plus repair or replacement costs
Failure to comply with the Trash and Recycling, and/or Architectural Policies	\$ 75 per occurrence
Failure to comply with the Parking Policy	Towing at vehicle owners' expense; Additional charges apply
Setting up sporting equipment on the street/common areas/parking lots (basketball stand, play equipment, tents, etc.)	\$60 per occurrence
Activities that impede, obstruct vehicular traffic flow and /or endanger public safety on the street (blocking sidewalk access and/or fire lanes, etc.)	\$100 per occurrence
Failure to attend a scheduled violation hearing	\$50/ plus fine levied for violation
Failure to correct violation specified in a violation notice	\$75 per occurrence/ plus \$75 every month until the violation is corrected
Same violation re-occurs within a 12-month period	\$50 every 30 days until violation is corrected
Cooking/grilling on common areas or parking lots	\$60 per occurrence
Failure to remove holiday decorations within 30 days post-holiday	\$50 per occurrence
Homeowners failure to obtain Prince George's County Rental License (subletting)	\$200 per month