



VIOLATIONS OF RESIDENTIAL DESIGN GUIDELINES AND RESTRICTIONS AND ASSESSMENT FINES

The Declaration of Covenants, Restrictions and Easements for Tranquility at Carters Lake provides that the Architectural Control Committee is authorized to impose a system of reasonable fines for violations by owners and/or building contractors (and their agents and employees) of the Residential Design Guidelines and Restrictions.

Violation Notices

The first notice will be sent via certified mail with a delivery confirmation requested, the following notices will also be sent via certified mail with a delivery confirmation requested. All costs associated with any violation notices will be charged to the homeowner. Any returned or unclaimed mail will not void any fines or fees assessed.

Fine Schedule

First Notice

1. Written notice for the violation, whether new or repeated. 30 days to correct the violation.

Second Notice

1. Written notice to be sent to the Owner of continued or repeated violation, 30 days from first notice.
2. \$25.00 fine levied to the Owner. (Fines total is now \$25.00, plus all expenses incurred.)
3. 7 days to correct the violation.

Third Notice

1. Written notice to be sent to the Owner of continued or repeated violation, 37 days from first notice.
2. \$50.00 fine levied to the Owner. (Fines total is now \$75.00, plus all expenses incurred.)
3. 7 days to correct the violation.

Fourth Notice

1. Written notice to be sent to the Owner of continued or repeated violation, 44 days from first notice.
2. \$75.00 fine levied to the Owner. (Fines total is now \$150.00, plus all expenses incurred.)
3. 7 days to correct the violation.

Fifth & Final Notice

1. Written notice to be sent to the Owner of continued or repeated violation, 51 days from first notice. The Board of Directors shall have the ability to lower violation if corrected to \$75.00 plus all expenses incurred.
2. \$100.00 fine levied to Owner. (Fines total is now \$250.00, plus all expenses incurred.)
3. On the fifth and final notice the Association shall reserve the right to pursue all remedies within the covenants, by-laws, rules and regulations, and Georgia state law to cure the violation(s). If fines are not paid current within two weeks a lien will be placed on the home. **Any and all legal expense will be the owner's responsibility.**
4. \$150.00 fine will be added to the owner's account every 30 days until the violation is corrected.