



**FINE ASSESSMENT SCHEDULE FOR VIOLATIONS OF THE BELHAVEN SUBDIVISION DCCR**

The Belhaven Townhome Subdivision, being governed by a Declaration of Covenants, Conditions and Restriction has declared that all unit owners must follow the easement, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the Belhaven Subdivision properties. Any unit owner or the tenant of any unit, not following the Declaration of Covenants, Conditions and Restrictions of the Belhaven Subdivision shall subject the property owner to fine assessment.

The following fine assessment shall be in effect starting January 1<sup>st</sup>, 2009 until further amended or revised by the Belhaven Townhome Owners Association. The fine assessment is based on Article V, Use Restrictions, as set forth in the DCCR, filed by the Sunshine II Construction and Development, LLC in 2005. Any violation of the Article V - Use Restrictions may be subject to the following fine assessment, as deemed as a true violation by the Belhaven Townhome Owners Association.

**A. Lawn ornaments, landscaping, and fencing not approved by the ACCO as defined by the DCCR**

1 <sup>st</sup> offense: \$10.00	2 <sup>nd</sup> offense: \$20.00	3 <sup>rd</sup> offense: \$30.00	4 <sup>th</sup> offense: Legal Action
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**B. Obnoxious, offensive or public nuisance or annoyance, including repair of automobiles other than routine maintenance as defined by the DCCR**

1 <sup>st</sup> offense: \$20.00	2 <sup>nd</sup> offense: \$30.00	3 <sup>rd</sup> offense: \$40.00	4 <sup>th</sup> offense: Legal Action
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**C. Dangerous or wild animal, or livestock, including unreasonable numbers of household pets kept on the property as defined by the DCCR**

1 <sup>st</sup> offense: \$15.00	2 <sup>nd</sup> offense: \$30.00	3 <sup>rd</sup> offense: \$45.00	4 <sup>th</sup> offense: Legal Action
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**D. Firearms, fireworks, explosives, air rifles, BB guns or similar devices as defined by the DCCR**

1 <sup>st</sup> offense: \$30.00	2 <sup>nd</sup> offense: \$60.00	3 <sup>rd</sup> offense: \$90.00	4 <sup>th</sup> offense: Legal Action
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**E. Advertising signs, billboards, or unsightly objects erected as defined by the DCCR**

1 <sup>st</sup> offense: \$10.00	2 <sup>nd</sup> offense: \$20.00	3 <sup>rd</sup> offense: \$30.00	4 <sup>th</sup> offense: Legal Action
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**F. Junk, trash, and/or inoperable vehicles, accumulated as defined by the DCCR**

1 <sup>st</sup> offense: \$10.00	2 <sup>nd</sup> offense: \$20.00	3 <sup>rd</sup> offense: \$30.00	4 <sup>th</sup> offense: Legal Action
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**G. Maintenance of site, repair, and to include taxes as defined by the DCCR**

1 <sup>st</sup> offense: \$20.00	2 <sup>nd</sup> offense: \$30.00	3 <sup>rd</sup> offense: \$40.00	4 <sup>th</sup> offense: Legal Action
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**H. Storage or parking of recreational vehicles, boats, and trailers as defined by the DCCR**

1 <sup>st</sup> offense: \$20.00	2 <sup>nd</sup> offense: \$30.00	3 <sup>rd</sup> offense: \$40.00	4 <sup>th</sup> offense: Legal Action
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Violation of Belhaven DCCR may be sent, by written notice, to the Belhaven TOA board for investigation at the above address, or by phone or email as designated by the current board members.