



**Oak Park Homeowners Association
28 Bridgeside Boulevard, Suite 102
Mt. Pleasant, SC 29464**

FEE STRUCTURE FOR VIOLATIONS

The following revision to the notification and fee structure was approved by the Oak Park HOA Board on Monday, August 20, 2018. Colleen Fleming made a motion to approve it, and Anita Christman seconded.

In reference to violation of the covenants involving ARB issues, exterior maintenance, and structural issues, etc., the following reminder and fine structure will take effect on **September 1st, 2018.**

1. Homeowners will receive a notification of violation reminder for the following violations; next violation(s) will result in a \$25 fine(s):
 - Trash cans being left out after trash pickup
 - Debris not being removed after trash collection
 - Debris being left out prior to the weekend of trash pickup
 - Yard/turf maintenance (mowing, trimming and removal of dead bushes or trees, weeds)
 - Parking in yard or overnight street parking
 - Commercial vehicles and trucks (exceeding more than three days)
 - Boats and Boat Trailers (homeowners not in compliance with Oak Park HOA Covenants)

2. Homeowners will receive a notification reminder and will have 30 days to resolve the following violations. If not resolved within 30 days, homeowner will receive a \$25 fine and will compound until resolved:
 - Power Washing,
 - Siding, trim fixture, and/or fence maintenance/repair
 - Cleaning gutters
 - If violation is not resolved within 30 days, the homeowner will receive a \$25 fine, and have another "14" days to resolve the violation.
 - If violation is not resolved in another 14 days, the homeowner will receive another notification and a \$50 fine.
 - If violation is not resolved within another 14 days, the homeowner will receive another notification and a \$100 fine.
 - If violation persists, the homeowner will receive a \$150 fine and next steps may possibly result in legal action.

3. Reminder—ARB approval is needed for the following items (please refer to the Oak Park Covenants for a **full list** of modifications):
- Fence installation
 - Entry Features include large landscaping projects
 - Exterior painting (including doors)
 - Tree removal
 - Outside Antennas & Satellite Dishes
 - Storage Sheds & Garages
 - Gardens & Play Equipment

If ARB Request is not submitted:

- The homeowner will receive a letter of notification and the homeowner will receive a \$50 fine
- If violation is not resolved within 30 days of initial notification, the homeowner will receive another notification and a \$100 fine
- If violation persists, the homeowner will receive \$150 fine and next steps may possibly result in legal action

** Garbage pickup is on **Monday** including all Trash/Yard debris, etc.

With a 10-day notice to the homeowner, the HOA board can arrange to have the violation corrected, with the expenses charged to the homeowner's account.

CHECKLIST FOR VIOLATIONS

- _____ I. Only one sign – For Rent or For Sale - can be in the yard at one time.

- _____ II. Vehicles – Must be parked in a parking area not on a curb or grass/yard. No boat, trailer, motor home or recreational vehicles should be left out for 3 days in a 30-day period.

- _____ III. Animals/Pets (including cats) must be on a leash when outside an owner’s home. If a pet becomes a nuisance, Board can have the animal removed.

- _____ IV. Owner is responsible for the prevention of unclean, unhealthy, unsightly, or unkempt conditions on their property, including the house. A nuisance shall be storage on lot in view of neighbors and street, anything obnoxious to the eye, emit foul or obnoxious odors, and cause any noise or other condition that disturbs the peace.

- _____ V. Garbage cans, woodpiles, etc. must be concealed from view unless it is the proper day for pickup. No waste at any time shall be burned except for a burn pit.

- _____ VI. Fences must have Architectural Review approval before building a fence (see page 11 in your Restrictions for more detail).

- _____ VII. Storage Sheds and Garages – Must have written permission from Architectural Review to install, place or construct any of these items and should be hidden from public view.