

Appendix C Schedule of Fines

The Woodlands POA Fine Schedule

(all fines assumed after written warning, unless otherwise indicated)

Fine Process

In the event of a violation or non-compliance the Woodlands ARC shall

1. notify, in writing the builder and/or owner of the property, of said violation and timeframe / deadline for rectifying
2. specify the amount of the fine to be imposed and timeframe (if applicable)
3. and if the violation is not corrected, within the specified timeframe, the ARC will notify the Woodlands POA Board of Directors and recommend that the appropriate fine be levied.

Violation - Construction		Business Days to Rectify	Fine Amount	Additional Fine if violation continues
Starting Site Work without first obtaining written ARC approval		Immediate "cease work" order, in addition to warning letter with amount of the fine	\$500	\$1,000
Clearing, Grading or Storage of Materials-prior to Building Permit posted on site		Immediate "cease work" order, in addition to warning letter with amount of the fine	\$250 per day	
Burning		No warning required.	\$500	
No Portable Toilet on site prior to construction commencing		5 days	\$200	\$350
No Dumpster on site prior to foundation framing		5 days	\$200	\$200 per day
Littered Site or Dumpster not emptied when full if additional offenses occur, builder will be required to use covered dumpsters, in addition to the fines		3 Days	\$250	\$350

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Violation - Construction		Business Days to Rectify	Fine Amount	Additional Fine if violation continues
Silt Fencing is missing, damaged or not installed as per site plan		5 Days	\$200	\$350
Inadequate erosion Control Failure to control mud runoff onto the roadways and adjacent lots		2 Days	\$250	\$500
Non-Conforming Job sign (no signage other than conforming Builder Sign and required County postings may be posted without prior ARC approval		5 Days	\$100	Sign will be removed by Woodlands BOD
Builder sign to be removed within 30 days of certificate of occupancy date.		5 Days	\$100	Sign will be removed by Woodlands BOD
No overnight parking allowed on roadways or adjacent properties (Construction Parking must be completely off the road)		1 Day	\$200	\$350
Parking on Adjacent property w/out permission from owner		1 Day	\$200	\$350
Building materials or equipment on adjacent property		2 Days	\$200	\$350
Building Material in right-of way.		2 Days	\$200	\$350
Damage to adjacent property (or any neighboring areas outside the build site)		Plan to rectify within 5 days	\$250 plus restoration deducted from deposit	\$500
Concrete washed out in area other than job site property (must be removed)		2 days	\$200	
Damage to small trees, vegetation or natural areas			\$250	\$500
Fill placed on tree roots (barriers should be placed around trees to be protected from fill dirt and construction traffic)		5 days	\$250	\$500

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Violation - Construction		Business Days to Rectify	Fine Amount	Additional Fine if violation continues
Unauthorized removal or destruction of trees six (6) inches or larger in diameter - per tree. (Owner will replace trees with "like species and size" unless otherwise approved by the ARC)		No warning required. Mitigation fee placed into Escrow until replacement trees have been planted and verified by the ARC	\$800 mitigation fee per tree	
Working outside of approved Days/Hours (without written permission from the ARC)			\$200	\$350
Proceeding to next stage of construction without ARC approval of Plan Changes		2 days	\$500	
Unauthorized Plan Change (Minor)			\$250 per change	\$500 per change
Unauthorized Plan Change (Major)		No warning required.	\$1000 per change	\$1500 per change
Unauthorized finishes (i.e., paint, stain, roof material)			\$500	
Incomplete or non-complying Landscaping within 6 months of occupancy		10 Days	\$200	\$350
Non-Compliance with ARC Guidelines			\$100 - \$500	Double the initial fine amount
Loud Music/Noise that disturbs others			\$200	\$300
Damage caused by wind, storm rain etc. to be cleaned up or repaired		3 Days	\$250	
Trash or Debris placed on any portion of the development (fine plus cost of removal of such debris)		3 days	\$200	

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Violation - Existing Homes		Business Days to Rectify	Fine Amount	Additional Fine if violation continues
Non-Compliance with ARC Guidelines			\$100 - \$500	Double the initial fine amount
Lawn and Property Maintenance		7 Days	\$200	
Unauthorized removal or destruction of trees six (6) inches or larger in diameter - per tree. (Owner will replace trees with "like species and size" unless otherwise approved by the ARC)		No warning. Mitigation fee placed into Escrow until replacement trees have been planted and verified by the ARC	\$800 mitigation fee per tree	
Unauthorized finishes (i.e., paint, stain, roof material)		Plan to rectify within 5 days	\$500	
Damage caused by wind, storm rain etc. to be cleaned up or repaired		3 Days	\$250	
No overnight parking allowed on roadways or adjacent properties		1 Day	\$200	\$350
Loud Music/Noise that disturbs others			\$200	\$300

Should a builder or lot owner incur 3 violations within a 12 month period the fine will be double the amount shown.

The ARC will assess fines on a case-by-case basis and may elevate to the Board Of Directors if legal action if necessary.

The amount of the fines given above are subject to periodic review at the discretion of the ARC