



FINES SCHEDULES REVIEW

BOARD OF DIRECTORS MEETING MARCH 26, 2021

PURPOSE

- January 2021 Board Meeting Board Direction was for staff to present on:
 - Review of Association fine schedules: Architectural Standards and Covenants violations
 - Discuss election rules violations would fit in the fine
 - Staff is not seeking action.
 - The board may provide direction.

ARCHITECTURAL STANDARDS VIOLATION FINES SCHEUDLE

Key Points:

- Most of the fines have a range
- Fines may be assessed on a daily, weekly or monthly basis according to the nature and severity of the infraction and at the discretion of the Architectural Standards Committee
 - Consistent with Covenants Committee fining authority
- Last modification to fine schedule – July 2012

Categories of Fines:

- Unauthorized earthwork and site alteration
- Construction violations
- Deviations from approved plans
- Miscellaneous

*Fine schedule is located on pg. 29 of Architectural Standards Rules, Procedures and Restrictions for Land Use

COVENANTS VIOLATIONS FINES SCHEUDLE

Key Points:

- Some fines have ranges and others have single violation values
 - Example- Fire Safety violation: starting at \$1,000 up to \$5,000 per violation
 - Example- Trash spill violation: 1st violation \$400, 2nd violation \$800, 3rd violation \$1,600
- Fines may be assessed on a daily, weekly or monthly basis according to the nature and severity of the infraction and at the discretion of the Covenants Committee
 - Consistent with Architectural Standards Committee fining authority
- Last modification to fine schedule – August 2019

Categories of Fines:

- General Common Area violations
- Amenity Usage violations
- Private Property violations

*Fine schedule is located on pg. 10 of Covenants Rules

BENCHMARK OF OTHER LARGE-SCALE ASSOCIATIONS

FINES AND PENALTIES

HIGHLIGHTS

- All associations have fines for violation of
 - Covenants and Restrictions, Bylaws
 - Property Restrictions: property use and property maintenance
 - Environmental Restrictions: generally, relates to architectural standards and construction
- All associations have a delinquency assessment penalty
- General statements often found,
 - Other violations not listed may also be subject to a fine by the Association. Or Any violations not addressed in said fine schedule is subject to a fine between \$X and \$XXXX dollars.
 - The above fines could be assessed per day, week, or month until corrected depending on severity and infraction.
 - Multiple infractions may result in multiple fines
- Tahoe Donner's practices are consistent with other HOAs
- Fine values vary HOA to HOA with many of the TD fines starting at higher amounts