

Loomis Trail Homeowners Association

Schedule of fines

Preferably issues will be resolved between neighbors or in response to a friendly notice or reminder from the HOA. However in cases where issues are not resolved amicably, fines may be needed to achieve resolution. Fines will be determined by the nature of the offense, severity of the offense and if it is a repeated infraction.

Not properly maintaining landscaping	\$25.00 per day
Not properly maintaining unimproved lots	Responsible for all expenses for properly maintaining lot
Not keeping garbage cans, recycling bins and other storage out of view	\$25.00 per day
Parking violations	Up to \$250.00/event
Not keeping pets under control or on leash when off of owners property	Up to \$250.00/event
Unreasonably loud noise or purposely annoying behavior	Up to \$250.00/event
Changes in landscaping without prior written approval	Up to \$250.00/event
Material changes on existing dwellings without prior written approval	Up to \$250.00/event
Starting construction or landscaping without prior written approval	Up to \$250.00
Sign violations	\$25.00 per day
Misc. violations of CC&R's and Rules	Up to \$250.00 per single event or \$25.00 per diem until compliance
Late Fees for dues	10% of past due amount +18% per annum