

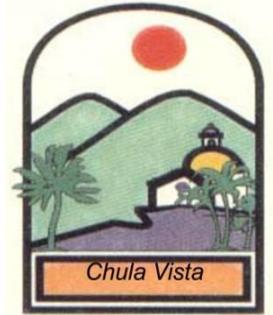
Asociación de Colonos del Fraccionamiento Chula Vista de Chapala, A.C.

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COMPREHENSIVE RULES AND REGULATIONS, (2023)

Section I – GENERAL

1. On 18 January 1970, the Municipality of Chapala authorized the Asociación de Colonos del Fraccionamiento Chula Vista de Chapala A.C., hereinafter referred to as the "Association," to administer the whole of the urban development under the terms of the applicable Law.
2. The By-Laws of this Association, registered with the State of Jalisco and the delegated authority from the Municipality of Chapala, make it mandatory that all members comply with the regulations promulgated by the Association, including these Comprehensive Rules and Regulations, hereinafter referred to as "Regulations."
3. These Regulations have been approved by the Board of Directors and the General Assembly of the Association.
4. These Regulations apply to all owners of lots or residences, hereinafter referred to as "Property Owners." The intent of these Regulations is to protect the interests of all Property Owners and the value of their property by regulating the use of lots and common areas as well as the character, location, and use of buildings and structures.
5. New construction or renovations shall not obstruct a view of mountains or lake of other existing dwellings.
6. No building or structure shall be erected or altered and the use of any building, structure or lot shall not be changed in whole or in part except in conformity with the provisions of these Regulations.
7. All monetary amounts herein referenced are in Mexican Pesos.
8. No Property Owners or their representatives may interfere with Association employees or representatives in the course of doing their jobs.
9. Failure to comply with the Regulations may result in the assessment of penalties as provided in Section VIII or in prosecution by the local authorities.
10. Finally, it should be understood that the primary purpose of these Regulations is that of ensuring the peaceful enjoyment of our homes in Chula Vista.

Section II – CONSTRUCTION

1. TYPES OF CONSTRUCTION DEFINED

- a. New Building – the construction of a new house or other building.
- b. Renovation – changes to an existing building that involve any of the following: modification and/or extension of building footprint, building height, foundations, bearing walls, roof beams or floor beams.
- c. Major Renovation – a Renovation involving more than 33% of the total roof area of all existing buildings.
- d. Minor Renovation – a Renovation involving no more than 33% of the total roof area of all existing buildings.
- e. Minor Construction – Minor Construction may include, but is not limited to, the following:
 - Free-standing wall greater than 2 (two) meters in height
 - Retaining wall which retains more than 1.5 (one point five) meters of soil
 - Any earthwork that could affect the support of adjacent walls, structures or hillsides
 - New septic system or modifications to an existing one
 - Any other minor construction that could affect the view of mountains or lake of another existing dwelling.
- f. Minor Alterations – minor repairs and cosmetic changes such as painting; repairing patios, steps and walls; and replacing windows, doors, floor tile and cabinets. The installation of small fountains, free-standing walls no more than 2 (two) meters in height, and retaining walls that retain no more than 1.5 (one point five) meters of soil.
- g. New Swimming Pool – an artificial pool, above ground or below ground, used for swimming.
- h. The Zoning and Building Committee shall determine the type of construction for each project based on the above definitions. For further clarification of these definitions, contact the Zoning and Building Committee.

2. ASSOCIATION APPROVAL AND CONSTRUCTION PERMIT OF THE CORRESPONDENT DEPARTMENT FROM THE MUNICIPALITY OF CHAPALA.

- a. For Minor Alterations, the approval from the Association or a construction permit from the Municipality of Chapala is not required. For Minor Alterations where building materials and/or debris will be placed on the street for more than two weeks, a deposit equal to that for Minor Construction as specified in Section II.7 is required.

- b. For a New Building, Major Renovation, Minor Renovation and new Swimming Pool, Association approval and a Municipality of Chapala building permit are required prior to beginning construction. The Chapala building permit must be visible on an outside wall of the property.
- c. For Minor Construction, the approval of the Association is required, and in some cases a construction permit from the Municipality of Chapala may be required, issued in compliance with the zoning and uses established by the competent municipal authority, where the maximum and minimum of construction meters are respected. The Land Occupation Coefficient (COS) and the Land Use Coefficient (CUS), as well as the maximum height should also be in accord with the Urban Code of the State of Jalisco and the Urban Development Plan for the Municipality of Chapala, Jalisco.

Association approval is also required for any other construction that could affect the view of mountains or lake from another existing dwelling.

3. PROCEDURE FOR OBTAINING ASSOCIATION APPROVAL & A PERMIT OF CONSTRUCTION FROM THE CORRESPONDENT DEPARTMENT OF THE MUNICIPALITY OF CHAPALA.

- a. An application fee of \$5,000.00 (five thousand) pesos for any construction project requiring a permit shall be paid to the Chula Vista Association. This fee will cover one plan review and three site visits. Additional plan reviews or site visits will cost \$500.00 (five hundred) pesos each. 4 (Four) sets of construction plans shall be submitted in accordance with Sections II.5 and II.6, and their approval shall be based solely on strict compliance with these Regulations.
- b. The Municipality of Chapala has agreed that the Board of Directors of Chula Vista must approve building plans before presenting them to the corresponding department of the Municipality of Chapala. The approval of the Board should not be interpreted as an approval of the structural integrity of the design, which is the responsibility of the Resident Construction Manager in charge (DRO) as well as the Municipality of Chapala.
- c. After the Plans have been approved by the Board of Directors and bear the stamp of the Association, the Property Owner shall pay deposits and fees in accordance with Section II.7. One set of plans will be kept on file in the Chula Vista office, and the other three sets will be returned to the Property Owner or his/her representative. It will then be the responsibility of the Property Owner to present these plans to the corresponding department of the Municipality of Chapala for their review and approval. Once the plans have been approved, the Municipality of Chapala will issue a Permit.
- d. This Permit must then be presented, along with one copy of the approved plans, to the Chula Vista office for verification. This copy will be filed in the Chula Vista office and one set of plans shall be maintained on the construction site by the Property Owner. This is the final step in the construction permit process and construction may then begin

- e. Permits shall be issued for a period of 1 (one) year only, and then must be renewed by the Property Owner, at the corresponding department of the Municipality of Chapala, and then presented to the Chula Vista Office for final acceptance. A 1mt x 1mt canvas sign, containing the number of the permit and name of the Resident Construction Manager (DRO) shall be displayed at the property.
 - f. If the Property Owner fails to comply with the above procedures or significantly increases the scope of work shown on the plans, a cease work order shall be issued and penalties may be assessed.
4. PROPERTY ACCESS: Property Owners must provide access to Chula Vista representatives during the plan approval process and throughout the construction period. Failure to provide access during construction will result in a cease work order and/or the assessment of penalties as provided in Section VIII. The Urban Development Office must be notified so that they too can act and sanction according to their own faculties.
5. CONSTRUCTION PLANS: Except for projects as defined in Section II.6, 4 (four) full sets of plans must be presented to the Board of Directors for approval and signature. Normally, plans submitted in accordance with these Regulations will be approved within 14 (fourteen) days. All building plans submitted must clearly include the following:
- a. Plot plan showing orientation and scale; property lines; streets adjoining the property; existing buildings, proposed buildings; building setbacks from property lines; total area of the property in square meters; total roof area of existing and new construction; and type, location and height of walls and fences around the property.
 - b. A cross section through the property showing proposed buildings; property lines; adjoining streets; the natural grade; and the height of the proposed buildings above the natural grade as specified in Section II.8.
 - c. Floor plans, elevations and sections showing detailed layout, beam placement, foundation details and bearing wall details.
 - d. Plumbing plan and sections showing drain lines and septic system.
 - e. Plans shall specify the following:
 - Building usage (residence, garage, storage, etc.)
 - Complete name and contact information of the property owner
 - Complete property address
 - Complete name, registration number, contact information and signature of the project architect or builder
 - 10cm x 20cm space for approval stamps.

6. CONSTRUCTION PLANS – EXCEPTIONS: In the case of a project where a full set of construction documents with floor plans, elevations and sections is not applicable, it is acceptable to present to the Chula Vista office an informal overall sketch of the work intended and a timetable of activities to be completed. To qualify for this simpler procedure, the proposed project shall not involve a new building, or an existing building with modifications to building footprint, building height, footings, bearing walls, roof beams or floor beams.

7. DEPOSITS AND FEES REQUIRED

a. REFUNDABLE DEPOSITS – The purpose of this cash deposit is to ensure that the applicant will abide by all pertinent Regulations regarding the proposed construction and post construction cleanup. The amount of the refundable cash deposit shall be:

New Building or Major Renovation (may include a New Swimming Pool)	\$20,000.00 (twenty thousand pesos)
Minor Renovation	\$10,000.00 (ten thousand pesos)
New Swimming Pool only	\$10,000.00 (ten thousand pesos)
Minor Construction	\$ 3,000.00 (tree thousand pesos)

c. NON-REFUNDABLE CONSTRUCTION FEES – The purpose of this non-refundable fee is to defray costs such as future street repairs due to the extra wear and tear on the streets due to truck traffic created by the construction. The amount of the non-refundable construction fee shall be:

New Building or Major Renovation (may include a New Swimming Pool)	\$15,000.00 (fifteen thousand pesos)
Minor Renovation	\$8,000.00 (eight thousand pesos)
New Swimming Pool only	\$8,000.00 (eight thousand pesos)

d. Water Connection Fee: The fee for an initial water **connection** to a property shall be in accordance with Ley de Ingresos del Municipio de Chapala, Jalisco, Sección Décimo Segunda del Agua Potable, Artículo 88. The fee for a **reconnection** shall be \$5,000. (five thousand) pesos.

8. No building shall exceed a height of five (5) meters above the highest natural grade on the footprint of the building. This shall include structures on the roof such as domes, towers, chimneys, skylights, parapets, miradors, etc. See Figure A below.

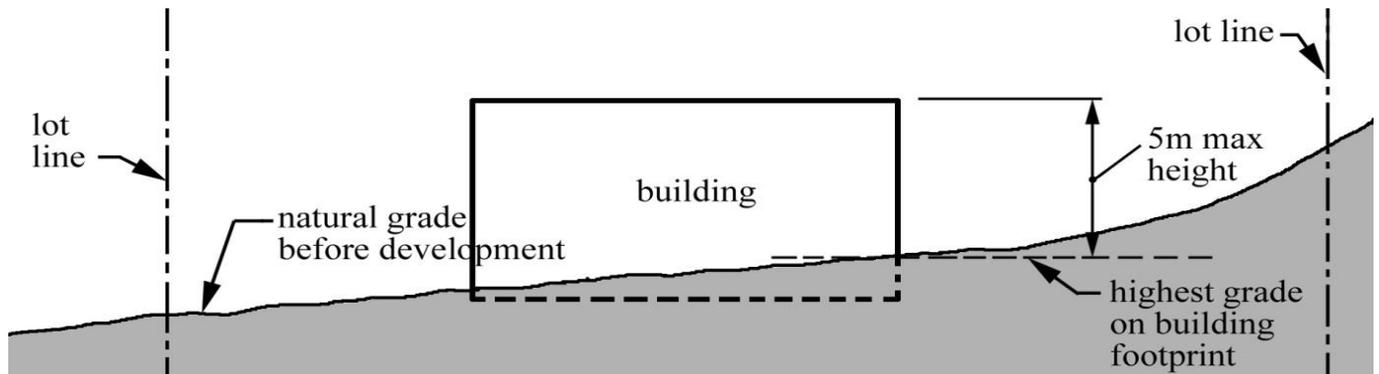


FIGURE A

9. Satellite dishes, solar panels, miradors, tinacos or other structures shall be placed so as not to interfere with a neighbor's view.
10. With the exception of single-story carports or garages, no permanent structure shall be closer than five (5) meters from the street line which shall be defined as that point at the edge of the street as determined by the appropriate Municipal Authorities of Chapala.
11. The minimum lot size on which construction is permitted is 500 (five hundred) square meters.
12. Each lot will contain only one single-family dwelling.
13. Casitas may be used by temporary visitors, caretakers or gardeners. Casitas, individual rooms or the complete house may not be rented for rental periods of less than 3 months.
14. Property owners must provide the following information about all renters to the Chula Vista office:
- Name
 - Contact information
 - Length of rental period
 - Copy of the rental lease.

Owners are responsible for ensuring their renters follow the Rules & Regulations.

15. The total size of the footprint of any dwelling will not exceed 50% of the total lot size.
16. Additional structures such as garages, casitas, bodegas, etc., will not exceed 15% of the total lot size, swimming pools excluded.
17. Any change to a lot that affects the support of adjacent walls, structures or hillsides must be properly reinforced.

18. OFF-STREET PARKING

- a. Every dwelling has to have at least one paved off-street parking space including garage plus an additional off-street paved parking space for every additional habitable structure, attached or detached, suitable for human occupancy. A minimum parking area size of 2.7 meters wide and 5.5 meters long, for a total of 14.85 square meters is required.
- b. As a general rule, sufficient off-street parking shall be provided in order that overnight on-street parking is not necessary. This is not applicable to short-term visitors. Where on-street parking creates a traffic hazard, the Board of Directors has the authority to have the vehicle towed away at owner's expense.

19. No permission will be given for construction of duplexes, triplexes, row houses, Group housing, multiple-family dwellings or semi-detached houses. Definitions are as follows:

- a. Duplex - means the whole of a dwelling house that is divided horizontally or vertically into two separate family dwelling units.
- b. Triplex - means the whole of a dwelling house that is divided horizontally or vertically into three separate family dwelling units.
- c. Row house - means one of a group of three or more attached single- family dwelling houses.
- d. Group housing - means pairs or more of semi-detached duplex and/or row houses and/or two or more separate triplexes.
- e. Multiple family dwelling - means a dwelling for two or more families.
- f. Semi-detached - means one of a pair of two attached single-family dwelling houses.
- g. A single-family dwelling – means a dwelling designed for one family only.

20. PRIVACY – no openings shall be located in building walls when such walls are on the rear or side of the adjoining property line. Further, rooftops shall not be constructed or modified for occupancy where it would provide a view into a neighbor's property.

21. In areas of Chula Vista along roadways that have existing sidewalks, new construction must include concrete curbs and sidewalks that conform to existing curb and sidewalk widths, or be of at least one and one-half (1.5) meters in width. Trees and plants that obstruct the use of the sidewalk are prohibited.

22. Construction materials or debris shall be placed no closer than 2 meters from a storm drain. During the rainy season, construction materials or debris must not be allowed to run into the streets or storm drains. All construction debris shall be removed from the Subdivision. Burning on the construction site is prohibited. If debris is not removed, the Board of Directors may have it removed at the property owner's expense.
23. Each construction site shall be furnished, by the Property Owner or owner's representative, with a container for trash (other than debris and construction materials) which must be made available for pick-up on trash collection days. The owner or his representative is responsible for prompt removal of loose trash thrown on or near the site and that has not been put in a trash can.
24. Streets shall be cleaned of all dust, debris, and construction materials immediately upon completion of construction work. At no time may the normal flow of traffic in the street be obstructed.
25. All construction sites shall contain existing operable toilet facilities or a portable toilet that shall be available throughout the construction period.
26. SUBDIVISIONS – For land subdivisions, the resulting lots must be at least 500 (five hundred) square meters in size, and conform in shape to existing lots in Chula Vista. Multi-sided lots, or those containing more than 4 (four) sides are not permitted except at the discretion of the Board of Directors of Chula Vista. All subdivision proposals must have approval from the Association.

27. VARIANCES

- a. General: When construction on a lot does not conform to the standards set forth in these regulations, an application for a variance must be submitted to the Board of Directors for their consideration. A variance for prohibited uses or building types specified in Section II.19 shall not be allowed. The Property Owner shall provide the Board of Directors' representative with access to the property during review of the variance, and a variance shall not be approved if access is denied. No construction permit shall be granted unless the request for a variance is approved by the Board of Directors.
- b. Variance Application and Review: The application shall conform to the following:
 1. The strict application of the Regulations would cause undue hardship if a variance is not granted.
 2. The request is consistent with the spirit and purpose of the Regulations.
 3. The request is not harmful to the neighboring area, including obstructions of view as specified in Section I.5, interference with privacy specified in Section II.18 and undermining support of adjacent walls, structures or hillsides specified in Section II.6.

- c. Hearing: The Board will schedule a hearing to discuss the variance, and all interested Property Owners may attend. The Board may, at their discretion, combine the hearing with a regular monthly Board meeting. At least two weeks before the hearing, the Board shall provide notice of the hearing by:
 - 1. Email to all Chula Vista Property Owners/renters
 - 2. Email and hand-delivered notice to the six Property Owners located nearest to the proposed project.
 - 3. Posting of a sign visible to the public at the property concerned.
 - d. Comments from Property Owners: The Board will consider all comments received from Property Owners before and during the hearing. A final decision by the Board of Directors will be made no later than the next scheduled Board meeting.
28. GRANDFATHERING EXISTING STRUCTURES: These Regulations shall not apply to any completed and uncontested building or structure existing at the date of the revision of these Regulations, so long as it is not altered and continues to be used for the same purpose.
29. NON-CONFORMING STRUCTURES: Alterations to non-conforming buildings are permitted to the extent that these Regulations are not violated and necessary permits have been obtained from the Municipal authority.
30. ABANDONED PROPERTIES:
At the discretion of the Board of Directors, property cleanup may be performed and/or a safety enclosure may be built around an abandoned property, and the cost of said cleanup or enclosure shall be charged to the registered owner's account.
31. For further clarification of these rules, contact the Zoning and Building Committee of Chula Vista.

Section III – MAINTENANCE OF PROPERTY

- 1. Property Owners are responsible for maintaining their lot and the buildings and structures thereon, as well as the street curb and sidewalk along their property. These must be kept clean and in good state of repair to prevent the development of unsightly or hazardous situations, including overgrown bushes, trees or other plantings.
- 2. No Property Owners or their representatives may interfere with Association employees or representatives in the course of doing their jobs. Offenders will be reported to Chapala police and will be fined accordingly.
- 3. Burning of leaves, garden clippings, garbage or any other debris is strictly prohibited.
- 4. Trees, hedges and other plantings shall be trimmed so as not to obstruct a view of mountains or lake from existing dwellings or encroach on public sidewalks and streets.

5. Display of signs to advertise or make known the presence of a business or organization is prohibited in areas other than a Commercial Zone, with the exception of signs indicating that a property is for sale or rent, and "no dumping signs" on vacant lots. Dimensions of permitted signs shall not exceed 50 cms x 70 cms, be of good appearance, and shall be placed within the lot line of the property. The Board of Directors is authorized to remove signs that violate these requirements, at owner's expense.
6. WALLS & FENCES – The use of barbed wire, razor wire or farm-type fencing will not be permitted unless such fence cannot be seen from the street or other residences. The use of chain link fence on the street side of a property is not permitted unless covered by foliage. The height of fences and free-standing walls shall not exceed 3 (three) meters.
7. No mobile home or trailer, motor home or camper shall be used for residential purposes.
8. Areas for clothes drying shall not be visible from the street or other residences.
9. Cars, trailers, campers, motor homes, boats, etc., left on the street for more than 30 days will be considered abandoned and will be removed at owners' expense after 10 business days' notice.
10. The noise limits of the State of Jalisco, as listed below, will be used as the noise limits for the Colonos.

PERMISSABLE NOISE LIMITS – Jalisco State Law		
ZONE	TIMETABLE	MAX PERMISSABLE DECIBEL LIMIT
Residence (outside)	6:00 to 22:00	55
	22:00 to 6:00	50
Industrial & Commercial Sites	6:00 a 22:00	68
	22:00 a 6:00	65
Schools (outdoor play areas)	During recess	55
Ceremonies, Festivals & Entertainment Events	4 hours	100

11. Owners of vacant lots must maintain their lots free from garbage. The growth of grass and weeds shall not exceed 60 centimeters. Owners violating this rule will be warned and given 30 days to clean their lots. If they do not complete the cleanups within 30 days, the association will clean the lots and charge the owners for the costs including but not limited to labor, machinery, subcontractors, and dump fees.
12. Failure to comply with the Regulations for the maintenance of property may result in the assessment of penalties as provided in Section VIII and/or prosecution by local authorities.

Section IV - WATER & SANITATION

1. Any tampering with or altering of water meters or Association water lines is strictly prohibited. Violations may result in the assessment of penalties as provided in Section VIII. Any theft of water may be subject to fines and/or prosecution by local authorities.
2. Property Owners shall sign an agreement when applying for a water connection and/or a building permit, in which they agree to comply with these Regulations. Subsequent owners shall sign the same agreement as a condition of maintaining the water connection. At that time, all assessments and connection or reconnection fees as specified in Section II.7c shall be paid.
3. No permanent building or structure shall be erected or used for human occupancy unless provided with public water supplied by the Association, and a septic tank or similar system designed and constructed in accordance with the Laws of the Municipality of Chapala.
4. Each water closet shall have a sewer vent from the drain through the roof.
5. Draining of grey water or sewage into street, curb gutters or onto other properties is strictly forbidden.
6. New and existing swimming pools shall be equipped with adequate filter systems, and all working fountains must be equipped with a re-circulating pump. Stagnant, unchlorinated water shall not be allowed in pools, fountains or any other container, natural or otherwise.
7. Draining of water from swimming pools must be done with extreme caution and cause no danger to the general public. The owner assumes liability for injuries to persons and for damage to property of others or common areas resulting therefrom. The Office of Chula Vista must be notified prior to draining pools.
8. Continual dumping and refilling of pools in lieu of chemical treatment shall not be allowed.
9. Pools must not be filled with Chula Vista water after repairing, remodeling, retiling, repainting or major reconstruction. Water to fill pools must be obtained from outside suppliers.
10. Failure to comply with the Regulations for maintenance of property may result in the assessment of penalties as provided in Section VIII.

Section V – PETS

1. No animals, livestock, or poultry of any kind shall be raised, bred, boarded or kept on any lot excepting dogs, cats, or other household pets not kept for commercial purposes. No animal shelters, kennels, or boarding facilities shall be permitted.

2. Dogs must be confined to the owner's property. Under no circumstances shall a dog be allowed to roam free inside Chula Vista. Off-leash dogs may be picked up by the Chapala Department of Ecology. This will be at the owner's expense.
3. Any harm or damage caused by off-leash or uncontrolled dogs is the responsibility of the owner.
4. When walking dogs, all dogs must be on a leash.
5. When walking a dog(s), it is the responsibility of the dog walker to pick up the dog droppings and properly dispose of them.
6. Continuous and annoying barking by dogs is not permitted. Complaints made to the Chula Vista office will be investigated.
7. Dogs must have a tag with the owner's name and contact information.
8. The usage of poisons to kill animals (squirrels, rodents, rats etc.), as well as pesticides containing DDT, landane, chlordane and organophosphate, is strictly prohibited.

Section VI - COMMERCIAL ZONE

1. Commercial use of buildings is restricted to the "Zona Comercial A y B". Maps showing these zones are available at the Chula Vista office.
2. Any building for commercial use shall be designed, located, and maintained in general harmony with residential use buildings of the type permitted in Chula Vista.
3. New commercial use or a change in existing commercial use of a building or lot requires an application for variance.
4. Existing and new commercial buildings and sites must:
 - a. Meet all the requirements described in these Regulations.
 - b. Provide at least four (4) paved parking spaces for every 100 square meters of gross floor area.
5. Advertising and business signs displayed in the Commercial Zone shall be in harmony with the nature of Chula Vista as a residential area, subject to the opinion of the Board of Directors. Such signs are only allowed on the premises of the enterprise or organization. Display of signs outside the premises requires approval and a written permit from the Board of Directors. The Board is authorized to remove signs that violate these requirements, at Property Owner's expense.

Section VII – PAYMENT OF ACCOUNTS

1. Property Owners shall be billed maintenance fees annually, which amounts are due in full by the last day of February of each year.
2. Property Owners shall be billed water usage fees quarterly, which amounts are due in full 15 business days after billing.

Section VIII - REMEDIES & PENALTIES

1. The Board of Directors or its designated representative is authorized to enforce these Regulations in accordance with Article 16 of the General Constitution of the Republic.
2. Property Owners who violate any of these Regulations will be subject to the fines and penalties established by the Board of Directors, in conformity with the Laws of Hacienda of the State of Jalisco, the Municipal Tax Laws, and the corresponding Municipal Regulations.
3. NON-CONFORMING CONSTRUCTION: In the case of construction that does not conform to the Regulations, the violator has 7 (seven) days from the date of the Cease Work Order to meet with the Zoning and Building Committee to discuss plans for bringing the nonconforming construction into conformance. Thereafter the Board of Directors will ask the Municipal authorities for a cease work order and take whatever actions are necessary to enforce compliance with the Regulations, the State legislation and the Municipal regulations. In addition, deposits may be forfeited in whole or in part, and fines and/or penalties may be assessed for continuing nonconformance.
4. ACCOUNTS IN ARREARS
 - a. Non-payment of any outstanding assessments, fees, deposits, levies, fines or penalties of more than 30 (thirty) days in arrears may be sanctioned in conformance with the Bylaws and Regulations of this Association and with the support of the corresponding Hacienda Tax Law. Accounts more than 30 (thirty) days in arrears shall bear interest at the rate of interest being charged by the Bank of Mexico per month on the principal only.
 - b. In addition to monthly interest, accounts more than 90 (ninety) days in arrears may be subject to the fines specified in Section VIII.6c, and liens may be placed on the property.
 - c. Non-payment of outstanding accounts may also result in restriction or disconnection of water supply, and termination of garbage collection and other services.
 - d. No construction permits will be issued to a Property Owner whose account is in arrears.

- e. If a property is sold or transferred to a new owner, all outstanding account balances must be paid in full prior to approval of transfer and prior to receiving Association services.
- f. Property Owners whose accounts are in arrears are invited to meet with a representative of the Board of Directors to discuss a plan to bring outstanding accounts up to date.

5. Any theft of water shall be prosecuted.

6. FINES AND PENALTIES

- a. Violation of these Regulations may result in fines and penalties in amounts determined by the Board, up to the following maximums:

INFRACTION	1 ST OFFENCE	2 ND OFFENCE/NOTICE	3 RD OFFENCE/NOTICE
Failure to acquire proper building permit	Cease Work Order	\$10,000	\$20,000
Failure to obtain annual permit renewal	Notice	Cease Work Order	\$10,000
Failure to provide access during construction	Cease Work Order	\$10,000	\$20,000
Failure to comply with Cease Work Order	\$10,000	\$25,000	\$50,000
Failure to comply with Rules for maintenance of property	Notice	\$5,000	\$10,000
Failure to comply with rules against excessive noise	Notice	\$10,000	\$25,000
Failure to comply with water and sanitation rules	Notice	\$10,000	\$25,000
Failure to comply with pet rules	Notice	\$5,000	\$10,000

Failure to pay assessments, fees, deposits, levies, fines or penalties of more than 90 days in arrears. (Fines to be applied only on the principal, not interest.)	10% of outstanding balance	20% of outstanding balance (180 days in arrears)	30% of outstanding balance (270 days in arrears)
Failure to comply with a written Agreement between the debtor and the Association to pay the above fines	20% of the outstanding balance	30% of the outstanding balance	Discretion of the Board of Directors
Failure to comply with any other Regulations	Amount to be determined at the discretion of the Board of Directors.		

- b. Notices will be emailed, and hand delivered to Property Owners/renters, or sent by other means as necessary.
- c. After continuous violation of the Regulations and the ignoring of notices to correct or cease such infraction, the Board may levy fines over and above those in the table above.
- d. For accounts overdue more than 90 (ninety) days, the Board may levy fines up to a maximum of two times the total amount due.