

ATTACHMENT A

JOHNS CREEK PROPERTY OWNERS ASSOCIATION, INC.

SCHEDULE OF FINES

Revised by Board of Directors on September 19, 2024

The Johns Creek POA Board of Directors (Board) or Enforcement Agent may levy reasonable fines for violations of the declaration, bylaws, covenant and restrictions, policies and guidelines of the Association. The Board has responsibility for compliance and has established an Enforcement Process to assist with maintaining compliance and to respond to compliance issues or concerns. It is preferred that the homeowners voluntarily correct the violation without the necessity for fines or other formal action. Homeowners are encouraged to contact the property management company or the Board with any questions regarding the violation(s) once they receive notice of the violation. Homeowners are given a **14-day notice** to correct the violation or provide an action plan that will correct the violation.

The Board may levy a fine of up to **\$100 per violation, which will continue at \$100 per day of non-compliance (not to exceed \$1,000 in aggregate per violation)**. The fine schedule below provides a list of common categories of violation with fine amounts. The Board has authority to levy fines for other violations are not listed on the schedule of fines.

Schedule of Fines for Common Violations

Violation Category	Fine Amount
Failure to submit application for architectural change	\$100
Clutter and debris, including keeping trash/ recycling containers out of sight no sooner than 24 hours before the scheduled pickup times and longer than 24 hours after pickup	\$50 (initial fine) \$50 per additional occurrence
Failure to comply with architectural standards/policies	\$100 (initial fine) \$100 per day of non-compliance
Home exterior not maintained or in disrepair	\$100 (initial fine) \$100 per day of non-compliance
Lawn or landscaping not maintained or in disrepair	\$100 (initial fine) \$100 per day of non-compliance

If a fine is not addressed within 45 days after receiving notification that the Enforcement Committee (EC) approved the fine, the violation may be sent to the attorney. Per Florida Statutes, A fine of less than \$1,000 may not become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to reasonable attorney fees and costs from the nonprevailing party as determined by the court.