

**HAMILTON COVE HOMEOWNERS ASSOCIATION
PREDETERMINED FINES AS OF 4/9/2022**

RULE	FINE	PAGE IN RULES
GLOSSARY: STR =SHORT TERM RENTER		
STR CALLING THE ASSOCIATION OFFICE OTHER THAN FOR AN EMERGENCY	\$100	6
FEEDING BIRDS (OWNER’S BIRD FEEDER PERMITTED)	\$50	10
FEEDING WILD ANIMALS SUCH AS DEER OR FERAL CATS	\$200	10
BLOCKING COMMON BALCONY/OBSTRUCTIONS OF WALKWAYS ETC	\$300	11, 13
FLYING DRONES ON THE PROJECT	\$300	12
PROVIDING FALSE INFORMATION TO THE ASSOCIATION	\$300	12
TAMPERING WITH ANY PORTION OF THE FIRE ALARM SYSTEM	\$500	12
IMPROPER DISPOSAL OF LARGE ITEMS	\$200	12
DISTURBING NOISE	\$200	12
UNAUTHORIZED PLANTS/BLOCKING PLANTS	\$300	13
CLIMBING ON A ROOF	\$500	14
USE OF SEGWAYS OR SIMILAR DEVICES ON THE PROJECT	\$100	14
BLOCKING SHARED ENTRANCEWAY	\$300	15
MISUSE OF SHARED LAUNDRY	\$200	14
USE OF SKATEBOARDS OR SIMILAR DEVICES ON THE PROJECT	\$100	14
TAMPERING WITH A SMOKE OR HEAT DETECTOR	\$500	15
STORING PERSONAL ITEMS IN A COMMON AREA	\$300	15
PLACING ITEMS ON OR CLIMBING ON TILED PLANTER BOXES	\$100	15
FAILURE TO REPAIR RUNNING TOILET AFTER NOTICE	\$200	15
IMPROPER DISPOSAL OF TRASH	\$200	15
USE OF UNENCLOSED BALCONIES AND DECKS BETWEEN 10 PM AND 8 AM (AVALON MUNICIPAL CODE SECTION 3-1.317(h))	\$200	15
FAILURE TO PROVIDE ASSOCIATION WITH ACCESS TO UNIT	\$200	16
VIOLATION OF CONSTRUCTION RULES	\$300	18
FAILURE TO PROVIDE AUTHORIZATION FOR A SHORT TERM RENTER, GUEST OR VISITOR	\$100	24

INTOXICATION OR IMPAIRMENT REQUIRING THE INTERVENTION OF A SECURITY GUARD	\$300	24
DRIVING WHILE INTOXICATED OR IMPAIRED	\$300	24
RECKLESS DRIVING	\$300	24
UNDERAGE DRIVING OR DRIVING WITHOUT A LICENSE	\$200	24
DAMAGE TO PROPERTY	\$300	24
LOUD NOISE REQUIRING THE INTERVENTION OF A SECURITY GUARD, PER INTERVENTION	\$200	25
A DISTURBANCE SUCH AS FIGHTING OR DOMESTIC VIOLENCE REQUIRING THE INTERVENTION OF A SECURITY GUARD	\$300	25
A DISTURBANCE REQUIRING THE SECURITY GUARD TO CONTACT AN OWNER OR THE SHERIFF	\$300	25
A DISTURBANCE INVOLVING A BANNED SUBSTANCE	\$300	25
VERBAL ABUSE OF A SECURITY GUARD OR ASSOCIATION EMPLOYEE IN CONNECTION WITH THE PERFORMANCE OF THEIR DUTIES	\$300	25
PHYSICAL ABUSE OF A SECURITY GUARD OR ASSOCIATION EMPLOYEE IN CONNECTION WITH THE PERFORMANCE OF THEIR DUTIES	\$500	25
FAILURE OF AN OWNER OR AUTHORIZED REPRESENTATIVE TO RESPOND TO A PROBLEM WITH A SHORT TERM RENTER, GUEST OR VISITOR	\$300	25
ENTERING THE POOL AREA BY CLIMBING OVER THE FENCE, PER PERSON	\$200	25
ENTERING ANY AREA THAT HAS BEEN MARKED "CLOSED" OR "OFF LIMITS", PER PERSON	\$200	25
DOGS ON PROJECT OFF LEASH	\$100	29
FAILURE TO CLEAN UP MESS MADE BY A DOG	\$100	29
PET IMPROPERLY BROUGHT INTO THE PROJECT	\$200	30
FALSELY REPRESENTING A PET AS A "SERVICE ANIMAL"	\$300	30
ENTERING THE RAMP WHEN CLOSED	\$100	37
BOAT IMPROPERLY TIED UP	\$100	38
OVER OCCUPANCY OF A UNIT	\$300	42
STRS BRINGING IN GUESTS OR VISITORS	\$300	42
STRS FAILURE TO LEAVE PROJECT AFTER VACATING UNIT	\$300	42
PARKING ON STREET BETWEEN 10 PM AND 6 PM OR IN VIOLATION OF NO PARKING SIGNS	\$100	44
PARKING ADJACENT TO A RED CURB	\$100	46
INTERNAL LEAKS REQUIRING INTERVENTION BY THE ASSOCIATION	\$300	47

To the extent the Rules provide for Predetermined Fines, such fines shall first be noticed in writing or by E Mail to the Owner involved. An Owner noticed of a Predetermined Fine may oppose the fine to the Board by a letter or e mail to the Association in accordance with the Notice Procedure within 30 days of being informed of the fine. All opposed fines shall be reviewed by the Board in Executive Session. An Owner opposing a fine shall be given an opportunity to be heard by the Board in writing, submitted before the Executive Session. If an Owner wishes to be heard by phone, arrangements shall be made with the Association Office by providing a telephone number the Board can call during the Executive Session. The Board shall decide whether or not the Owner shall, in fact, be fined. The decision of the Board shall be final and binding upon the Owner. All unopposed fines and fines approved after being opposed shall be invoiced to the Owner involved. If an Owner fails to pay duly assessed fines, the Board may apply non-monetary penalties such as suspension of Common Area privileges or the right to engage in Short Term Renting.