

**Nelson Hill Homeowners’ Association, Inc.**

**HOA Fine Policy**

Nelson Hill Homeowners’ Association and all of its property owners within the community have the right to enforce compliance of the Restrictive Covenants that govern Nelson Hill. Through the actions of our property owners, it is our hope that doing so will help maintain and improve property values.

Please accept this correspondence as notice to all homeowners, tenants, and property management companies of the Nelson Hill HOA Fine Policy (the “Policy”). This Policy has been adopted by the Board of Directors pursuant to Article 2, Section 7 of the Restrictive Covenants.

Nelson Hill Homeowners’ Association, through its Board of Directors or other designated committee (if applicable), will investigate all violations reported by neighbors and/or observed directly by the Board of Directors. If the Board determines that a violation does exist, based on the language of the Restrictive Covenants and established Rules & Regulations, a First Written Notice will be issued that details what the violation involves and the specific covenant, rule, or regulation it violates. If the violation continues, additional notices and eventually fines will be issued as detailed below.

**A summary of the Fine Policy is as follows:**

| <b>Notices</b>                           | <b>Landscaping</b> | <b>Parking</b> | <b>Architectural</b> | <b>Other*</b> |
|------------------------------------------|--------------------|----------------|----------------------|---------------|
| First Notice                             | \$0.00             | \$0.00         | \$0.00               | \$0.00        |
| Second Notice                            | \$125.00           | \$250.00       | \$125.00             | \$100.00      |
| Third & Final Notice                     | \$250.00           | \$500.00       | \$250.00             | \$200.00      |
| Initiation of Litigation by HOA Attorney | Total + Fees       | Total + Fees   | Total + Fees         | Total + Fees  |

\*Other violations will be determined by the Board of Directors

All violations issued will follow a 30-Day Pattern for compliance purposes. However, no fees will be charged if the homeowner makes contact with the HOA prior to the Second Notice, and will be placed in a “Resolving” Status for 60 Days. If the violation is not cured by the 61<sup>st</sup> day, all applicable fees will be charged to the homeowner. However, the Board of Directors has the sole discretion, based on communication with the homeowner, to extend the “Resolving Status” beyond 60 Days if it is determined the homeowner is not able to fulfill the violation due to hardship.

A written notice may also be issued electronically if the homeowner/management company is registered through PayHOA. Homeowners not registered on the website will receive mail through USPS.

To correct a violation once a written notice is received, the homeowner must notify the Board in writing and submit a payment of total fines due, if applicable. Information regarding the solution of correcting a violation, such as comments or uploading media (i.e. pictures) can be submitted through PayHOA. If fines are unpaid, Nelson Hill HOA has the right to refuse access to common areas and the ability to vote at an HOA Meeting, and a lien may be placed against the property. If a property in violation is a rental property, notice will be provided to the current tenant, the homeowner, and the management company (if applicable). However, it will be the homeowner’s responsibility to pay the fine(s) associated with the violation.

***This Fine Policy has been approved by the Nelson Hill Homeowners’ Association, Inc. and was updated to take effect 03/01/2026***