

**FINE ASSESSMENT SCHEDULE FOR VIOLATIONS  
OF THE BELHAVEN SUBDIVISION DCCR**

The Belhaven Subdivision, being governed by a Declaration of Covenants, Conditions and Restrictions has declared that all unit owners must follow the easement, restrictions, covenants, and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the Belhaven Subdivision properties. Any unit owner or the tenant of any unit, not following the Declaration of Covenants, Conditions and Restrictions of the Belhaven Subdivision shall subject the property owner to fine assessment.

The following fine assessments shall be in effect starting **May 1, 2015** until further amended or revised by the Belhaven Townhome Owners Association **Board of Directors**. The fine assessment is based on Article V, Use Restrictions, as set forth in the CC&R's, filed by the Sunshine II Construction and development, LLC in 2005. Any violation of the Article V – Use Restrictions may be subject to the following fine assessment, as deemed as a true violation by the Belhaven Townhome Owners Association.

- A. Lawn ornaments, exterior house decorations, landscaping, and fencing not approved by the ACCO as defined by the DCCR.**  
**1<sup>st</sup> offense: \$25      2<sup>nd</sup> offense: \$50      3<sup>rd</sup> offense: \$100      4<sup>th</sup> offense: Legal Action**
- B. Obnoxious, offensive or public nuisance or annoyance, including repair of automobiles other than routine maintenance and not picking up pet scat in a timely manner as defined by DCCR.**  
**1<sup>st</sup> offense: \$50      2<sup>nd</sup> offense: \$100      3<sup>rd</sup> offense: \$200      4<sup>th</sup> offense: Legal Action**
- C. Keeping of dangerous or wild animals, livestock, unreasonable numbers of household pets or not keeping pets under owner's control as defined by the DCCR.**  
**1<sup>st</sup> offense: \$50      2<sup>nd</sup> offense: \$100      3<sup>rd</sup> offense: \$200      4<sup>th</sup> offense: Legal Action**
- D. Discharge of firearms, fireworks, explosives, air rifles, BB guns or similar devices as defined by the DCCR.**  
**1<sup>st</sup> offense: \$50      2<sup>nd</sup> offense: \$100      3<sup>rd</sup> offense: \$200      4<sup>th</sup> offense: Legal Action**
- E. Posting advertising signs, billboards, or unsightly objects on Premises as defined by the DCCR.**  
**1<sup>st</sup> offense: \$25      2<sup>nd</sup> offense: \$50      3<sup>rd</sup> offense: \$100      4<sup>th</sup> offense: Legal Action**
- F. Accumulation of junk, trash, and/or inoperable vehicles as defined by the DCCR.**  
**1<sup>st</sup> offense: \$25      2<sup>nd</sup> offense: \$50      3<sup>rd</sup> offense: \$100      4<sup>th</sup> offense: Legal Action**
- G. Failure to timely maintain or repair Premises and to pay taxes as defined by the DCCR.**  
**1<sup>st</sup> offense: \$50      2<sup>nd</sup> offense: \$100      3<sup>rd</sup> offense: \$200      4<sup>th</sup> offense: Legal Action**
- H. Storage or parking of recreational vehicles, boats, and trailers as defined by the DCCR.**  
**1<sup>st</sup> offense: \$25      2<sup>nd</sup> offense: \$50      3<sup>rd</sup> offense: \$100      4<sup>th</sup> offense: Legal Action**

Notice of Violations of the Belhaven CC&R's may be sent in writing by any TOA member/property owner to **Heritage Property Management for review and forwarding to** the Belhaven TOA Board of Directors for investigation and potential implementation of this Schedule.

Heritage Property Management

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