

Creekside Schedule of Fines 04/2019

The following fines shall be levied against an Owner on a “per occurrence” basis pursuant to this schedule and the law*.

Unauthorized commercial activities	\$100
Obstruction, damage, or interference with use of common elements/areas and/or limited common areas	\$50 (plus damages)
Offensive or unlawful activities	\$100
Pet restriction violations	\$50
Smoking in the common area	\$100
Nuisances, noxious, offensive, or unsightly conditions	\$50
Landscaping restriction violations (plus cost of improvements, repairs etc..)	\$50
Unauthorized exterior lighting or noise making devices	\$50
Door, window, fence, and outside wall violations	\$50 (plus damages)
Unauthorized parking of a trailer, motorcycle, truck, camper, boat, boat trailer, or other recreational vehicle	\$50
General parking violations	
A. Broken down, non-operable vehicle	\$75
B. Parking in another’s assigned space	\$75
C. Repairing vehicles in parking lots	\$75
Unauthorized leasing or rental of units	\$50
Other violations of the Association Declaration, Bylaws, or Rules and Regulations not set forth above	\$50
Liability Violations/Infractions (for general behavior deemed in violation of the policies and covenants of the Association exposing the Association to potential liability and harm)	\$100

VIOLATION FINE SCHEDULE

According to Utah Code 57-8a-208, the board has the authority to assess fines for violation of the association's governing documents in accordance with the law. The board has unanimously agreed to the above fine schedule. Please visit <http://hoalaw.x10.mx/CommAssnAct208.html> for details on the code.

NOTE: If within one year after the day on which the lot owner is given a written warning of violation and the same violation is committed, the board may, without further warning under the law, assess an additional fine against the owner with each violation of the same rule.