



Swift Creek Community Owners Association, Inc.

Schedule of Fines

As of February 1, 2015 / Amended February 6, 2019

(A fine may not exceed an aggregate amount of \$1,000.00).

1. Violation of architectural approval requirements (Article IV of Declaration)

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$100 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$100 per day for each day that the subsequent violation continues
Unauthorized Tree Removals	\$100 per tree for calipers equal to or greater than 8'' in diameter. \$50 per tree for calipers equal to or greater than 2'' and less than 8'' in diameter. Replacement tree's shall be installed per Architectural Review Committee's recommendation and deadlines. Replacements not completed by required deadline will be subject to \$100 per day fine.

2. Failure to perform required maintenance or repairs (Article VI of Declaration)

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$25 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$50 per day for each day that the subsequent violation continues

3. Violation of any other provision of the Governing Documents that causes or has the potential to cause damage to property of others or endanger the health, safety, or welfare of others or interfere with the rights of others to the quite enjoyment of their lot

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$25 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$50 per day for each day that the subsequent violation continues

4. Violation of any provision of the Governing Documents that does not cause or have the potential to cause damage to property of others or endanger the health, safety, or welfare of others or interfere with the rights of others to the quite enjoyment of their lot

Initial violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$25 per day for each day that the initial infraction continues
Subsequent violation	\$100.00 or less, as the Board deems appropriate under the circumstances, plus an additional \$50 per day for each day that the subsequent violation continues
Rye Grass / Overseeding	\$25 for the initial infraction in the first year of documented violation. Subsequent years are \$100 per day for each day that the subsequent violation continues

(Reference Florida Statute 720.305)