

SPRINGWOOD VILLAS, HPR

Fining System

As Revised on May 1, 2018

In order to enforce the community Rules & Regulations, the Board of Directors has developed a fining system as follows:

The following are subject to immediate action:

- 1. Only those animals registered as a reasonable accommodation are permitted. Owners/renters/guests with non-registered animals on the property or in the units are subject to \$100.00 daily fines until the owner provides documentation confirming the animal has been removed.**
- 2. No grills of any kind (including electric) are permitted on the property. Grills or open flame devices found on the property will be removed immediately and the unit owner will be billed for the removal and disposal cost. Owner will be fined \$100.00 *plus* the cost of removal and disposal.**
- 3. Commercial Enterprises are not permitted to be run out of any villa within the Springwood Villas, HPR community. Owners will be fined \$50.00 per day until the business is no longer run from the community.**
- 4. Smoking Violations: For 2018, the owner will receive one notice and after that will be fined \$50 each time there is a violation. For 2019, the owner will receive no notice and fined \$100 each time there is a smoking violation.**
- 5. Noise Violations: If the Beaufort County Sheriff's Office is called about noise at or near a unit or units more than one time during the same 8 hour period, or if the Sheriff's Office is called and either a report is filed or a citation or other action is issued by the Sheriff's Office, the owner(s) of the unit or units shall be fined immediately the amount of \$500.**

All other infractions will be subject to the following guidelines:

- 1. Owner is notified of the infraction and given seven days to correct.**
- 2. A fine of \$50.00 is levied after seven days if no correction is made.**
- 3. An additional fine of \$100.00 is levied after fourteen days if no correction is made.**
- 4. An additional fine of \$150.00 is levied after twenty-one days if no correction is made.**
- 5. An additional fine of \$200.00 is levied after twenty-eight days if no correction is made.**
- 6. Fines will continue to accrue at \$250.00 per week after twenty-eight days with no correction.**

All fines will be placed directly in the owner's account and will be treated as any other balance due. (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid).

Our purpose is not to impose a hardship on any owner, but to have a standardized procedure for rules enforcement. Should an owner have a question or problem with a notification or fine, they should contact IMC Resort Services, Inc., in writing, who will bring the owner's appeal to the attention of the Board of Directors.

The Springwood Board of Directors may change this system from time to time as circumstances warrant.

OWNERS WHO RENT THEIR VILLAS ARE RESPONSIBLE FOR PROVIDING THIS INFORMATION TO THEIR TENANTS & GUESTS.