

# WINDSOR OAKS HOMEOWNERS ASSOCIATION OF MECKLENBURG, INC.

## MOST COMMONLY OBSERVED VIOLATIONS AND FINE SCHEDULE Effective April 2, 2022

As all violations are impossible to anticipate, this chart is merely a guideline. Unlisted violations will be addressed by the committee and the severity of the violation and fine will be evaluated on a case by case basis.

Violation Enforcement Policies & Procedures are listed on Pages 18 to 20 of the WOHOA Rules & Regulations (Green Book)

Please refer to the WOHOA Declarations and if you do not have a copy, you can request a hard copy (\$25.00) or a downloadable file (Free).

### ALL FINES PER MONTH UNLESS OTHERWISE NOTED

Category #1 - <b>\$50</b> per violation	Page # / Item #
Artificial flowers & plants.	Pg. 28/#1
Garbage bins left out more than one (1) day after pick-up.	Pg. 15/#2 (c)
Improper display of "For Sale" or "For Rent" signs.	Declaration D-5.3(b) & Pg. 28/#6
More than two (2) Security Signs in Limited Common Areas.	Pg. 26/#5
Not cleaning up after dog(s) on a daily basis. City Ordinance & WOHOA rules.	Pg. 16/#5 (a)
Parking violations. Fine levied per day.	Pg. 16/#7 (a), 17/ (b, c, d)
Personal landscaping in Common Area.	Pg. 26 at top of page
Removal of pine needles or grass.	Pg. 28/#5
Replacing or Moving shrubbery or Plantings, etc. in Common or Limited Common Areas & along fences.	Pg. 25, Pg. 28/#4
Statues – too many depending on size category.	Pg. 26/#8 (c)
Steppingstones, rock borders, Painted rocks, etc.	Pg. 28/#7
Too many Containers.	Pg. 26/#8 (e)
Trellises.	Pg. 28/(h), Cont'd from Pg. 26/#8
Window Boxes.	Pg. 28/#10

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## WINDSOR OAKS HOMEOWNERS ASSOCIATION OF MECKLENBURG, INC.

Category # 2 - <b>\$100</b> per violation	Page # / Item #
Any object affixed to exterior walls, doors or any penetration of Brick Fascia.	Pg. 16/#3 (f)
Less than 36" entrance clearance.	Pg. 16/#3 (d) (D-5-12) Pg. 26/#8 (e)
Non-white in windows (i.e. non-white blinds or curtains showing thru windows).	Declarations D-5.11.A
Not maintaining personal plantings in Limited Common Area.	Pg. 26/#1
Storage of items on garage driveway and Limited & Common Areas.	Pg. 16/#3 (a)

Category # 3 - <b>\$300</b> per violation	Page # / Item #
Current Homeowners Insurance not turned into Management Company with coverage.	Pg. 17/#11
Dryer vent inspection & cleaning not performed.	Pg. 23/#8
No attic, auctions, estate, garage or yard sales are allowed.	Pg. 16/#3 (b)
Non-approved AMC additions/ alterations/ removals.	Pg. 22 (form on Pgs. 41 & 42)
Termite inspection not performed & pay for personal inspection.	
Trimming of any kind of trees in the Common and Preserve areas	Pg. 28/#9