

OVERVIEW OF 2018 RCA/ASC VIOLATION FINE POLICY

CLASS 1 VIOLATION:	CLASS 2 VIOLATION:	CLASS 3 VIOLATION:	CLASS 4 VIOLATION:	CLASS 5 VIOLATION:
Unapproved Alterations & Improvements	Unapproved Removal of Tree	Property Maintenance Deficiency <i>(which requires ASC approval)</i>	Property Maintenance Deficiency <i>(which doesn't require ASC approval)</i>	A Class 1, 2, 3 or 4 Violation repeated within 24 months
<i>*subject to Blatant Disregard</i>		<i>*subject to Blatant Disregard</i>		
1st Notice sent - \$200 Fine (10 days to respond)	1st Notice sent - \$500 Fine & replace tree (10 days to respond)	1st Notice sent - \$0 Fine (10 days to respond)	1st Notice sent - \$0 Fine (10 days to respond)	1st Notice sent - \$500 Fine (2 days to respond)
2nd Notice - \$300 Fine (20 days to respond)	2nd Notice - (20 days to respond)	2nd Notice - \$200 Fine (20 days to respond)	2nd Notice - \$200 Fine (20 days to respond)	Final Notice - (sent to RCA Board for legal action)
Final Notice - (sent to RCA Board for legal action)	Final Notice - (sent to RCA Board for legal action)	Final Notice - \$300 Fine (sent to RCA Board for legal action)	Final Notice - \$300 Fine (sent to RCA Board for legal action)	
<i>(E.g. house painted w/out submitting & receiving ASC approval)</i>	<i>(E.g. – removing a tree larger than 4" in diameter w/out ASC approval)</i>	<i>(E.g. – house is determined to be in need of repainting)</i>	<i>(E.g. – lawn higher than 6", trash totes left outside)</i>	<i>(E.g. – reoccurrence of: RV parked in driveway, trash totes left out, etc.)</i>

CLASS 6 VIOLATION: AS PER AMENDMENT #47 (approved June 2017)

Offense #1 -	Offense #2 -	Offense #3 -
Exterior modification completed after Owner receives a Denial on ASC application	Exterior modification completed after Owner being notified by ASC to submit application.	Class 1 & 3 Violations considered Blatant Disregard if Owner does not respond or resolve Open Violation.
1st Notice sent - \$5,000 Fine (10 days to respond)	1st Notice sent - \$2,000 Fine (10 days to respond)	1st Notice sent - \$2,000 Fine (10 days to respond)
	2nd Notice - \$3,000 Fine (20 days to respond)	2nd Notice - \$3,000 Fine (20 days to respond)
Final Notice - (sent to RCA Board for legal action)	Final Notice - (sent to RCA Board for legal action)	Final Notice - (sent to RCA Board for legal action)

Please note: If sent to the RCA Board of Directors for legal action, all above Classes of Violations (#1 - #6) may incur an additional Violation Fee of \$20/day, per Violation, until the Open Violations are resolved, but shall not exceed \$6,000. .