

**SBC HOA Schedule of Fines**  
**Effective April 1st, 2021**

Paragraph	Infraction	Corrective Action	1st Fine	2nd Fine	3rd Fine
5.A	All fencing must comply with the City of Lincoln, Nebraska requirements. Fencing shall not be constructed closer to the street than the front elevation of the dwelling and shall be constructed to the lot line of the side yard of corner lots. No fencing, other than decorative garden fencing, not to exceed 24 inches in height, shall be allowed in the front yard. No chicken wire, goat or cattle fencing material, nor any other type of commonly denominated livestock fencing material shall be allowed on any lot. All fences must be kept in good repair.	30 Days	\$100	\$200	\$200
12	No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the community or which endangers the health or unreasonably disturbs the quiet of the occupants of the adjoining lots. This includes, but is not limited to, loud parties, trash bins left street-side for longer than 24 hours, parking vehicles blocking sidewalks or upon lawns, and anything that may cause an unsightly appearance that interrupts with the peacefulness and appearance of the neighborhood.	Varied	Varied	Varied	Varied
12	Loud parties	15 Days	\$100	\$200	\$300
12	Trash bins left street-side for longer than 24 hours	7 Days	\$25	\$50	\$50
12	Parking vehicles blocking sidewalks or upon lawns	7 Days	\$25	\$50	\$100
12	Anything that may cause an unsightly appearance that interrupts the peacefulness and appearance of the neighborhood	15 Days	\$25	\$50	\$100
13	No advertising signs, billboards, or other advertising devices shall be permitted within the Properties larger than 24 inches by 36 inches.	15 Days	\$25	\$50	\$75
15	No recreational vehicle, as defined by the City of Lincoln Municipal Code, shall be parked or stored upon the front yard of any lot within the Properties.	15 Days	\$50	\$100	\$200
24	Lots shall be periodically mowed and loose debris and materials picked up and properly stored to prevent them from being spread or blown through out the Properties.	2 Days	Actual Cost Plus 25%	Actual Cost Plus 25%	Actual Cost Plus 25%
25	Association can also charge fines to the owner of any lot failing to maintain the property (in reference to paragraph 24).	2 Days	\$50	\$100	\$200
26.B	The members will have the choice to use on of the two contracted refuse/recycling collection providers (Uribe or Alley Cat).	30 Days	\$25	\$50	\$50

**\*Note: These fines are the minimum set fines and may be increased based on severity of violations. Notices will be sent to the owner of the property via USPS. These fines will be strictly enforced. In certain circumstances, the board may use their discretion and issue a one time written or verbal warning prior to a fine being levied.**