

SBC HOA Schedule of Fines

Amended July 16, 2026

Paragraph	Infraction	Corrective Action	1 st Fine	2 nd Fine	3 rd Fine
5.A	Fence violations (construction, location, materials, maintenance)	30 Days	\$100	\$200	\$300
5.B	Accessory structures not maintained or not constructed of compatible materials	30 Days	\$50	\$100	\$200
5.C	Dog kennel/run located in prohibited area or inadequately screened	30 Days	\$50	\$100	\$200
5.D	Unauthorized satellite dish/antenna installation	30 Days	\$50	\$100	\$200
5.E	Landscaping violations (dead trees, dead shrubs, missing sod, excessive weeds, failure to maintain landscaping, landscape modifications without approval where required)	30 Days	\$50	\$100	\$200
6	Common fence not maintained by owner	30 Days	\$100	\$200	\$300
8	Encroachment onto adjoining lot or common property	30 Days	\$100	\$200	\$300
10	Damage to or interference with common utility easements	30 Days (unless immediate action is required to protect Association property or utilities)	Actual Cost + 25%	Actual Cost + 25%	Actual Cost + 25%
11	Temporary structures (trailers, tents, temporary buildings used as residences)	7 Days	\$100	\$200	\$300
12	Loud parties or excessive noise	15 Days	\$100	\$200	\$300

12	Trash/recycling containers left street-side beyond permitted time	7 Days	\$25	\$50	\$100
12	Parking blocking sidewalks or parked on lawns	7 Days	\$25	\$50	\$100
12	Unsightly appearance (including debris, junk, outdoor storage, abandoned materials, dead vegetation, or similar conditions adversely affecting neighborhood appearance).	15 Days	\$25	\$50	\$100
12	Other nuisance violations not specifically listed	Board Determined*	Board Determined*	Board Determined*	Board Determined*
13	Unauthorized signs	15 Days	\$25	\$50	\$75
15	Recreational vehicle violations	15 Days	\$50	\$100	\$200
16	Construction vehicle or roll-off service violations	7 Days	\$50	\$100	\$200
24	Failure to maintain lot (including mowing, weeds, volunteer trees, tree suckers, dead vegetation, debris, and improper storage of materials).	Minimum 2 Days**	Actual Cost +25%	Actual Cost +25%	Actual Cost +25%
25	Failure to maintain property	Minimum 2 Days**	\$50	\$100	\$200
26.B	Failure to use Association-designated refuse provider***	30 Days	\$25	\$50	\$100

*The Board or Managing Agent, acting under Board direction, shall establish a reasonable corrective action period and fine based upon the severity of the violation and any health or safety concerns.

The Declaration authorizes the Association to perform the work after a **minimum of two (2) days' notice if the owner fails to maintain the property. The Association may allow additional time when appropriate.

***Enforced only to the extent authorized by the current Declaration and any Board-designated refuse provider(s).

General Enforcement Policy

1. The purpose of enforcement is to obtain voluntary compliance while preserving property values, safety, and the appearance of the community.
2. The Association may, at its discretion, issue a courtesy notice prior to issuing a formal violation. Courtesy notices are not required and may be omitted when immediate action is necessary due to health, safety, damage to Association property, repeated violations, or other circumstances warranting immediate enforcement.
3. Formal violation notices shall be directed to the property owner. Owners are responsible for the compliance of their tenants, occupants, guests, and invitees with the Association's governing documents.
4. Repeat violations of the same covenant occurring within twelve (12) months may proceed directly to a formal violation without an additional courtesy notice. The Board may also escalate fines consistent with this Schedule.
5. Corrective action periods begin on the date the notice is issued unless otherwise specified by the Board or Managing Agent.
6. If a violation is not corrected within the required timeframe, fines may be assessed and additional enforcement action may be taken as authorized by the governing documents.
7. The Board or Managing Agent, acting under Board direction, may establish reasonable corrective action periods when not otherwise specified in this Schedule or when circumstances warrant additional time, provided such action remains consistent with the governing documents.
8. Notices may be delivered by U.S. Mail, email, homeowner portal, hand delivery, or any other method permitted by law, the governing documents, or Association policy.

Authority

This Schedule of Fines is adopted pursuant to the Declaration of Restrictive Covenants, Articles of Incorporation, and Bylaws of the Stone Bridge Creek Homeowners Association. Nothing contained herein shall be interpreted to amend or conflict with those governing documents. In the event of any conflict, the Declaration, Articles of Incorporation, and Bylaws shall control.

This Schedule of Fines supersedes all prior schedules of fines adopted by the Association and shall remain in effect until amended or repealed by the Board of Directors.