



List of Fines

Home Business Use

~~\$50 day - Max \$500~~

Business - No business may be conducted on any lot per Section 10.1.

\$100-Day, Max \$1000

~~Animals and Pets~~

~~\$50 day - Max \$500~~

Animals and Pets - Any pets/animals off leash when not on property, not picking up after dogs, per Section 10.16.

\$100-Day, Max \$1000

~~Laundry Lines~~

~~\$50 day - Max \$500~~

Laundry Lines - Cannot be visible from the street.

\$100-Day, Max \$1000

Nuisance – Obnoxious or Offensive Activity is not permitted in community per Section 10.7.

\$100-Day, Max \$1,000

Temporary Structures – Must be approved by the ARB.

\$100-Day, Max \$1000.

~~Debris on Lot~~

~~\$50 day - Max \$500~~

Debris on lot – Not permitted on lot or in the street. Lot should be maintained in a neat and orderly condition at all times per Section 10.17.

\$100-Day, Max \$1000

~~Trash Containers~~

~~\$50 day - Max \$500~~

Trash Containers - Must be removed from street and stored out of view within 24hours of scheduled pick up. Bulk Trash and Recycling may not be placed on the street for more than 24hours before scheduled pick up.

\$100-Day, Max \$1000

~~Window AC Units~~

~~\$100 day - Max \$1000~~

Window AC Units – Not permitted per Section 10.20.

\$100-Day. Max \$1000

Bartram Park West Homeowners Association, Inc.



Lot Maintenance - Lot must be pressure washed, mowed, edged, treat of weeds, etc. Lots at all times must be maintained in a neat and orderly manner per Sections 10.5 and 10.17. **No debris** is permitted to be left in the street, including grass clippings.

\$100-Day, Max \$1000

Basketball Goals and All Sporting Equipment - Must be stored from public view within 24 hours of use.

\$100-Day, Max \$1000

Unapproved ARB Projects - All exterior work on lot must be approved by the ARB PRIOR to start.

\$100-Day, Max \$1000

Unregistered/Inoperable, or Unsightly/Damaged Vehicles – Damaged/unsightly vehicles (~~sun damaged paint~~, chipped paint, or visible rust, in an accident); unregistered, or inoperable vehicles **MUST** be stored from PUBLIC VIEW including the street. **If it's left in the street, it will be an automatic fine of \$100 per occurrence.**

\$100-Day, Max \$1000

~~Failure to Notify Board of a Rental~~

~~\$50 day- Max \$500~~

Construction Vehicles/Dumpsters - Prior Authorization is required. All dumpsters, construction vehicles, and materials, etc. **must** be stored in the driveway. Materials must be cleaned up daily and dumpsters are to be removed from property daily per Section 10.17, “dumpster must be stored on driveway surfaces and shall not be parked on any roadway.” If parked in the street, it could be an automatic fine of \$100 per occurrence.

\$100-Day, Max \$1000

RV's, Boats, Pods, Campers, Box Trucks, and Commercial Vehicles - are not permitted in the community **including the street. If parked in the street, it will be an automatic fine of \$100 per occurrence.**

\$100-Day, Max \$1000

Holiday Decorations – may be put out 30 days before the holiday and **must** be removed 14 days after it ends. Skeletons are considered Halloween decorations only and should not be used for any other holiday. Jack from TNBC is the only exception for Christmas.

\$100-Day, Max \$1,000

Bartram Park West Homeowners Association, Inc.



AUTOMATIC FINES: No warnings will be given for the following violations:

Trespassing Pool Area- Entering pool area without fob by jumping, breaking, or climbing pool fence or gate will be \$100 fine plus cost of repairs per occurrence.

Vandalism or damages - to any community property will result in a \$100 fine plus cost of repairs per occurrence.

Handicap parking without proper permits will result in a fine up to \$250 per occurrence.

Any owner, or tenant, not complying with **Florida laws** (Section 10.21) will result in a fine of \$100 per occurrence.

Pool Rules – Any owner, tenant, or guest not complying with the posted community pool rules will result in a fine of \$100 per occurrence.

RVs, Boats, PODs, Campers, Box Trucks, Commercial Vehicles, Unauthorized Dumpsters, Damaged or Unsightly Vehicles – if any are parked in the street it will result in a fine of \$100 per occurrence.

Enforcement (In accordance with Section 12.1.2 of governing documents)

The Association or any owner has the right to enforce the provisions of the ruling authorities and this document.

First Violation, the Association shall warn Owner of the alleged infraction in writing, and it may possibly include photos. It's the Owners' responsibility to communicate with the Associations CAM via email regarding violation questions and corrections.

Open Violations not corrected, and with no communication from the owner, prior to the next compliance drive, will be on a list of open violations provided by the CAM to the Board to impose fines at the next meeting.

For Subsequent Violations, the Association shall provide owner with a notice of its intent to impose daily fines for such violations. Included in the notice shall be the date and time of a meeting of a committee appointed by the BOD (Rules Enforcement Committee) at which time the owner shall present an argument as to why a fine should not be imposed. At least (14) days prior notice of such meeting shall be given to owner notifying of an imposed fine, and possible additional costs (late fees and attorney's fees).

Under State statute 720-305 such a fine may not be imposed without a Board meeting to impose the fine and at least 14 days' notice to the owner and an opportunity for a hearing before the REC, whose majority decision is FINAL.

Once a fine is imposed, the owners' voting rights and amenities access may be suspended from use of common area until the fine and/or fees are paid in full. Any use of common area after suspension will be considered trespassing.