

**LIST OF VIOLATIONS AND
FINE STRUCTURE
LAKES OF THE FOUR SEASONS
PROPERTY OWNERS ASSOCIATION, INC.**

The Lakes of the Four Seasons Property Owners Association Inc. Board of Directors adopted the following fine structure on November 12, 2007, which will take effect March 1, 2008.

Copies of the new fine structure may be obtained from the POA Office during regular hours of business and are downloadable in PDF form from the Lakes of The Four Seasons website: www.lofs.org

VIOLATION:	FINE DOLLAR AMOUNT**
<u>Traffic Related*</u>	
Disregarding a Posted Stop Sign:	\$ 50
Speeding 1 - 24 MPH over Posted Limit: + \$1 for ea mile over limit	\$ 50
Unsafe Start, Intentional Spinning of Tires:	\$ 50
Entering POA Property through Illegal or Unauthorized Entrance:	\$ 50
Excessive Muffler Noise or No Muffler (50' principle :)	\$ 50
Unlicensed Driver of Any Vehicle on POA Property:	\$ 100
Driving Any Vehicle while License Suspended:	\$ 100
Fleeing a Security Officer:	\$ 200
Driving with Reckless Disregard for Life & Property	\$ 200
Leaving the Scene of an Accident:	\$ 200
Operating Any Motorized Vehicle While Intoxicated: (Per State guidelines of .08 and over)	\$ 200
All Other Traffic Violations:	\$ 50
<u>Parking Related*</u>	
Illegal Parking:	\$ 30
Berm Parking without Permission:	\$ 30
Handicap Parking Violations:	\$ 50
Parking within six feet (6') of Fire Hydrant:	\$ 50
<u>Conduct*</u>	
Unauthorized Use of POA Property	\$ 100
Damage to POA Property: (only for unintentional damage)	Cost of Repair
Vandalism to POA Property: (plus repair cost)	\$ 250
Unauthorized Fireworks (Possession or Display): (Refer to Policy)	\$ 250
Disorderly Conduct and/or Disregarding Security Officer Order Following Verbal Warning:	\$ 100
Physical Battery to a Security Officer:	\$ 500
Minor (youth) Possession and/or Consuming Alcohol On POA property:	\$ 100
Possession of Contraband Substance on POA Property:	\$ 500
Any Unauthorized Selling of Alcohol or Contraband Substance On POA Property:	\$1,000

COVENANTS/BY-LAWS/RESOLUTIONS/RULES*

Altering, Reproducing, or Transferring Any POA Decal:	\$1,000
Allowing A Decal To Be Copied:	\$ 500
Unfinished Permitted Construction Within Six (6) Months:	Cost of Original Permit
Failure to Maintain Improved Lot:	\$ 100 + Cost Incurred such as: mowing, removal, or securing the property.
Failure to Add or Record Permanent Guests or Renter(s)	
Within Sixty (60) days:	\$ 100
All other Covenants/By-Laws/Resolutions/Rules, and State Laws*	\$ 50

*Such as, but not limited to:

- 7.1 In General No activities prohibited defined as, or held to be a nuisance under Indiana Law shall be carried on within the subdivision, nor any activity deemed obnoxious by the Association.
- 7.2 No Discharge of firearms in the subdivision, except by properly appointed officers and law enforcement.
- 7.3 No Posting of Any Sign(s) (without authorization) "For Sale," or "For Rent," signs shall not be allowed under any circumstance.
- 7.4 Canine Violations, i.e. unsupervised pets
- 7.5 See Vehicle Parking above ... and pertains to: "Junk Vehicles," and restrictions regarding truck and storage vehicle/containers.
- 7.6 Disposal of Garbage violations
- 7.7 Concealment of Trash Receptacles – Must not be visible from any street, lake or golf course. (Exception: Receptacles left at curb for pick up when refuse collections are being made.)
- 7.8 Fuel Storage Tanks Prohibited (Unless in approved containers and not visible from any street, lake, or golf course.)
- 7.9 Concealment of Clothes Lines. Must not be visible from any street, lake or golf course.
- 7.10 Maintenance of Unimproved Lots. (See above fine.)
- 7.11 Restrictions of Construction of Model houses, etc.

***Further Includes, but not limited to:**

- Curfew Violations
- Excessive Noise (i.e.: loud parties/music) between 12:00 a.m. and 5 a.m. following a 1st Warning by Security
- Failure to Display Current POA Decals Properly or Non-removal of Outdated Decals
- Trespassing on POA Property
- Littering

Fine Structures Also Include Specific Fine Structures For: LOFS Boating, Golf Course, and all POA Amenities. (Refer to LOFS Restrictive Covenants. Copies obtainable at the POA office and available in PDF or Microsoft Word format at LOFS website, www.lofs.org)

Special Note: All POA Members and their household members are responsible to "Know The Rules/Regulations/and Covenants of LOFS." Thank you!

***FINE AMOUNTS SHALL BE DOUBLED ON THE THIRD VIOLATION AND TRIPLED FOR EVERY VIOLATION THEREAFTER OF THE SAME OFFENSE WITHIN THE PRECEDING TWELVE MONTHS.**

****ALL FINE VIOLATIONS SHALL BECOME THE RESPONSIBILITY OF THE PROPERTY OWNER WHEN FINE(S) ARE INCURRED BY THE MEMBER'S CHILDREN, RELATIVES, OR GUESTS OF THE PROPERTY OWNER.**

GRIEVANCE PROCEDURE:

Any POA member receiving a Notice of Violation for themselves, a member of their family, or their guest, may appeal to the Grievance Committee of the Lakes of the Four Seasons for a hearing. If found "not guilty" the fine will be rescinded. There is a \$25 penalty for failure to appear for a scheduled hearing without 24-hour advance notification. Persons found "guilty" of an offense at the Grievance Committee hearing may appeal to the Board of Directors for a hearing. (There is a \$25 filing fee, which is refundable if found "not guilty.")