

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

Copies of the fine structure may be obtained from the POA Office during regular hours of business or downloadable in PDF form from the Lakes of The Four Seasons website: [www.lofs.org](http://www.lofs.org)

<b><u>VIOLATION:</u></b>	<b><u>FINE DOLLAR AMOUNT**</u></b>
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**Traffic Related\***

Disregarding a Posted Stop Sign:-----	\$75.00
Speeding 1 - 10 MPH over Posted Limit:-----	\$50.00
Speeding 11 - 24 MPH over Posted Limit:-----	\$100.00
Speeding 25 MPH over Posted Limit:-----	\$200.00
Loud & Obnoxious Nuisances (i.e.: music, muffler/No Muffler (50' principle )-----	\$100.00
Entering POA Property through Illegal or Unauthorized Entrance:-----	\$50.00
Assisting Illegal or Unauthorized Entrance-----	\$50.00
Unlicensed Driver of Any Vehicle on POA Property:-----	\$100.00

**Parking Related\***

Illegal Parking:-----	\$30.00
Berm Parking without Permission:-----	\$30.00
Handicap Parking Violations:-----	\$50.00
Parking within six feet (15') of Fire Hydrant:-----	\$50.00

**Conduct\***

Unauthorized Use of POA Property -----	\$100.00
Damage to POA Property:-----	Cost of Repair only for unintentional damage
Vandalism to POA Property:-----	\$250.00 + repair cost
Unauthorized Fireworks (Possession or Display):-----	\$250.00
Physical Battery to any POA Employee:-----	<b>Call 911</b>
Disregarding Security Officer Order :-----	\$100.00
Littering-----	\$100.00

**COVENANTS/BY-LAWS/RESOLUTIONS/RULES\***

Altering, Reproducing, or Transferring Any POA Decal:-----	\$1,000.00
Allowing A Decal To Be Copied:-----	\$500.00
Unfinished Permitted Construction Within Six (6) Months:-----	Cost of Original Permit

Failure to Maintain Improved Lot:-----\$100.00 + Cost Incurred such as: mowing, removal, or securing the property.

Failure to Add or Record Permanent Guests or Renter(s)

    Within Sixty (60) days:----- \$100.00

All other Covenants/By-Laws/Resolutions/Rules,----- \$50.00

    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 @ 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 1<sup>st</sup> Warning by Security
- Failure to Display Current POA Decals Properly or Non-removal of Outdated Decals
- Trespassing on POA Property

**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 at LOFS website.)

***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 liable**" the fine will be rescinded. There is a \$50.00 penalty for failure to appear for a scheduled hearing without 24-hour advance notification. Persons found "**liable**" of an offense at the Grievance Committee hearing may appeal to the Board of Directors for a hearing. (There is a \$25.00 filing fee which is refundable if found "**not liable**")

Amended and Approved by the POA Board of Directors January 24, 2022.