

Melissa Oaks Homeowner’s Association
Fines and procedures for enforcing covenants

FINING PROCESS
September 12, 2022

1. The Board sends pre-fine letter stating the offense and what should be done to remedy the situation and allow at least 14 days for response.
2. If a positive response is received within 14 days, the stated solution will be investigated by the Board. If acceptable, the matter will be concluded, and the homeowner will be notified via email or letter.
3. If the proposed response by the homeowner is unacceptable or there is no response received within 14 days, the matter will be turned over to the **Compliance** Committee (See Below).
4. The homeowner will be notified via email or letter that the matter is being turned over to the **Compliance** Committee.
5. Within an additional 14 days, the **Compliance** Committee will offer the homeowner an opportunity for a hearing on the matter and make a decision and relay it to the Board. The options are: (1) to continue with the fining process as specified in the By-Laws Section 6.6, or (2) determine that the offense is not worthy of a fine and inform the Board that no fine will be levied. The **Compliance** Committee’s work is now completed.
6. A final notice will be hand delivered or mailed to the homeowner by the Board that the Initial fine and daily fines will commence seven days from the date of this communication.

[Title XL](#)

[Chapter 720](#)

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REAL AND PERSONAL PROPERTY HOMEOWNERS' ASSOCIATIONS

720.305 Obligations of members; remedies at law or in equity; levy of fines and suspension of use rights. –

(a) A fine or suspension may not be imposed without at least 14 days’ notice to the person sought to be fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. If the association imposes a fine or suspension, the association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.

Fine Schedule

The following fine schedule has been adopted for all recurring covenant violations.

Violation	Description	Initial Fine	Daily fine
Pets	Unleashed Pets, owners that don't pick up pet waste	\$50	\$10
Failure to submit Improvement and Alteration Plans for ACC Approval	Large projects – Enclosures, Pools, Outbuildings	\$100	\$10
Trailers, Street Parking	Trailers, Cars on Street overnight (multiple nights)	\$25	\$10
Nuisances, Rubbish	Large waste (materials), trash	\$25	\$10
Landscaping	Excessive Lawn/weed growth, unkept shrubs	\$25	\$10
Trash Containers	Containers can go out 5PM on the day previous to collection, and put within 24 hours of collection	\$25	\$10
Machinery / Equipment	Construction equipment – unless approved by ACC committee as a part of approved Improvement/Alteration	\$50	\$25
Signs within setback	Political, Commercial	\$25	\$10
Business Use	Subletting property via short term (less than six months)	\$50	\$25
Other Buildings	Moving containers	\$25	\$10
All other infractions	Items not fitting above but recognized in CC&R	\$25	\$10

Adopted : September 12, 2022

MOHOA
Board of Directors

Member	Position	Yes	No	
Conwell	President	X		
Jacobson	Vice-President			Absent
Watts	Treasurer	X		
Kibler	Secretary	X		
Stroschein	Director			Absent