

MEMORANDUM

TO: Milford Woods Homeowners

FROM: Board of Directors (BOD)

RE: Fine List for Violations to Article VII of the Declaration of Protective Covenants for Milford Woods & Repeat Offenders

DATE: September 2009

We would like to take this opportunity to refresh the memory of long term homeowners and inform recent homeowners about the Fine List for Violations to Article VII of the Declaration of Protective Covenants for Milford Woods, instituted March 2003. A copy of the updated "Fine List" is attached.

With the help of the Architectural Review Committee (ARC), the Fine List has been updated to reflect the changes in our community. The Fine List is effective immediately. Exceptions will only be made for extenuating circumstances. The Declaration of Protective Covenants for Milford Woods "Covenants" protects our community. It is every homeowner's responsibility to abide by the Covenants. The Covenants protect you and your investment. It is also the responsibility of a renter to abide by the Covenants as stated in Sections 7.5 and 7.6. If you do not have a copy of the Covenants, please refer to our community web site at **www.milfordwoods.com** and download a copy for your records.

If you receive a violation letter, please take it seriously so that fines are not assessed against you. The majority of violations can be corrected very easily and within 10 day time frame allowed under Section 5.2 of the Covenants. If you have a question concerning a violation letter that you receive, please contact the management company, Monday – Friday. (The contact information is posted on the neighborhood web bulletin board. If they are unavailable, please leave your message and your call will be returned within two (2) business days or send your email request to the managing company. When ARC or the BOD is required the management office will forward the request to the appropriate person(s).

It is up to you, the homeowner, to advise the manager in writing **immediately if you have a dispute with a violation letter**. Disputes can not be resolved if they are not known. You may also call but this will not take the place of written notification.

The "Fine List" will be strictly enforced. Please correct the violation immediately. If you are fined, please pay it by the due date. If the fine is not paid within 30 days, the matter will be referred to our community's attorney to place a lien on your property. Please do not let a minor fine proceed to a lien. If it does, you will not only be responsible for the fine amount, you will also be responsible for all costs of collection including, but not limited to, late charges, an administrative fee, court costs, interest, and attorneys' fees. A property can **not** be sold until a lien is satisfied.

We are aware that there have been many occasions when a homeowner has received more than one (1) letter for the same violation. To deter this from happening, a **\$50.00 fine** will be assessed to a homeowner who is deemed to be a repeat offender. **A repeat offender is any homeowner that receives three (3) letters for the same violation within a one (1) year period. Significant violations (not all inclusive): paint color changes, roofing type and color, trailers, campers, boats, commercial/recreational vehicles garaged in the neighborhood; unapproved sheds, structural modifications will be assessed a \$250.00 immediate fine.**

Violations that occur which are not specifically addressed in the Covenants will be dealt with on a case by case basis.

If you have any questions, please feel free to contact management company or write the BOD at P.O. Box 2835; Smyrna, GA 30081. We will also be available to speak with you at the next Homeowner's Association or Board meeting. Thank you.

Fine List for Violations to Article VII

Of the

Declaration of Protective Covenants

For

Milford Woods

Section 7.1 **General.** General overview.

Section 7.2 **Residential Use.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.3 **Signs.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter,

Section 7.4 **Vehicles.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter. Trailers, campers, boats, commercial/recreational vehicles not housed inside of garage for more than 24 hours per month a \$250.00 fine will be assessed immediately and \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.7 **Animals and Pets.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.8 **Nuisance.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.9 **Unightly or Unkempt Conditions.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(b). **Tree Removal.** \$100.00 fine per tree will be assessed immediately and trees must be replaced. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(c). **Air Conditioning Units.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(d). **Lighting.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(e) **Artificial Vegetation, Exterior Sculptures and Similar Items.** \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(f). Energy Conservation Equipment. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(g). Clotheslines. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(h). Exterior Security Devices. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.10(i) Utility Lines. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.11 Drainage. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.12 Sight Distance at Intersections. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.13. Garage Cans, Woodpiles, etc. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.14. Subdivision of Lot. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.15. Guns. \$500.00 fine per occurrence will be assessed immediately.

Section 7.16. Fences. \$500.00 fine will be assessed immediately, and \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.17. Mailboxes. \$10.00 per day will be assessed beginning on the 11th day from the date of violation letter.

Section 7.18. Exteriors. \$10.00 per day will be assessed beginning on the 11th day from the date of violation letter.

Unapproved siding change. \$500.00 fine will be assessed immediately and \$10.00 per day per day will be assessed beginning on the 11th day from the date of the violation letter.

Unapproved paint color change. \$250.00 fine will be assessed immediately and \$10.00 per day per day will be assessed beginning on the 11th day from the date of the violation letter.

Unapproved Sheds, playground equipment, exterior home addition. \$250.00 fine will be assessed immediately and \$10.00 per day will be assessed beginning on the 11th day from the date of violation letter.

Section 7.19. Entry features and Boundary Fences. \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

Section 7.20. Swimming Pools. \$500.00 fine will be assessed immediately and \$10.00 per day will be assessed beginning on the 11th day from the date of the violation letter.

APPROVED BY THE BOARD OF DIRECTORS/OFFICERS OF MILFORD WOODS ASSOCIATION, INC:

GLORIA JACKSON
President/Treasurer

RON RACCA
Secretary

Date: September 2009

October 2009 administrative correction made and corrective copy provided to homeowners.