

**CLIPPER ESTATES MASTER HOMEOWNERS' ASSOCIATION
FINE SCHEDULE**

Date: 6/01/2019

If the violation of any provision of the Declaration of Covenants, Conditions, and Restrictions (herein "Master Declaration") and relevant Supplementary Declaration of Covenants, Conditions and Restrictions for all Phases (herein "Supplementary Declarations"), Design Guidelines or any Regulations of the Association is the first violation of a particular provision by the Owner within a twelve (12) month period, should the Board of Directors choose to impose any such sanction, it shall provide written notice ("Original Notice") to the effected Owner with the notice of the alleged violation, and shall provide the Owner not less than ten (10) days ("Original Deadline") in which to come into compliance and cure the violation. If the Owner does not cure the violation by the Original Deadline, the Board of Directors shall provide written notice by certified mail ("Second Notice"), and shall provide the Owner not less than 10 (10) days ("Second Deadline") in which to come into compliance with and cure the violation. If the Owner does not cure the violation by the Second Deadline, a monetary charge may be imposed retroactively from the date of the violation pursuant to subpart (A) herein. If an Owner violates any provision more than once within a twelve (12) month period, the Board of Directors shall provide written notice to the effected Owner with the notice of the alleged violation within a reasonable time of becoming aware of the violation, however, a monetary charge shall be imposed, pursuant to subpart (A) herein, immediately upon the violation.

Monetary Charge Schedule & Processes

i. Movable Violations:

- (a) Thirty-five dollars (\$35) per day charge for days 1-34; A fifty dollar (\$50) per day charge for days 35-44; violations beyond 44 days will be charged one hundred dollars (\$100) per day till violation/infracton is rectified. Fines shall be imposed for any violation of restrictions upon movable property, including, but not limited to, storing, maintaining and/or parking boats, trailers, RVs, campers, 4 wheelers, jet skis, etc. in the driveway, front or side yard, area visible from the street or waterways. Additionally this shall apply to the items stored on common areas, roads.
- (b) Once the violation is cured, the Owner shall notify the Association or its designated representative that the Owner cured the violation. The monetary charge shall cease upon the violation being cured and the Association or its designated representative receiving notice.

ii. Architectural Review Process:

- (a) A one thousand-dollar (\$1000) charge shall be imposed for failing to submit a written request or plan to the Architectural Review Committee for written approval prior to commencement of improvements, as required by the Master Declaration and Supplementary Declarations. In addition, failure to file for architectural approval will result in the required deposits and inspection fees to increase by 50% in relation to the project in non-compliance of the approval requirement.
- (b) A one thousand dollar (\$1000) charge will be imposed for any project that is started prior to written approval being granted.
- (c) Further, construction and projects must be completed within one (1) year from the date of approval or the date specified. Failure to

St. Tammany Parish, \$110.00, SH, MB CB X MI

EFFILE: Registry: 2657700, Instrument #: 2177858,

complete construction within one (1) year or the date specified will result in a daily fine of \$50 per day until the construction is complete and inspected and certified completed by the Association.

- (d) Once the violation is cured, the Owner shall notify the Association or its designated representative that the Owner cured the violation. The monetary charge shall cease upon the violation being cured and the Association or its designated representative receiving notice.

iii. Architectural, Construction, Lawncare and Maintenance

- (a) A thirty-five (\$35) per day charge for days 1-34; A seventy dollar (\$70) per day charge for days 35-44; violations beyond 44 days will be charged one hundred dollars (\$100) per day till violation/infraction is rectified. Fines be will imposed for any violation of restrictions upon a property pertaining to items of an architectural, construction or maintenance nature.
- (b) Once the violation is cured, the Owner shall notify the Association or its designated representative that the Owner cured the violation. The monetary charge shall cease upon the violation being cured and the Association or its designated representative receiving notice.

iv. Violations Pertaining Pets, Animals, Livestock, Poultry and Foul

- (a) A one hundred fifty-dollar (\$150) charge shall be imposed for any Pets, Animals, Livestock, Poultry and or Foul that defecates or urinates on any third party's property or Association area.

v. Other Recurring Violations and Issues of Trespass

- (a) A fifty dollar (\$65) per day charge shall be imposed for all other violations and issues of trespass. Issues of trespass upon any Association area will not require prior notice before assessments of fines commence.
- (b) Once the violation is cured, the Owner shall notify the Association or its designated representative that the Owner cured the violation. The monetary charge shall cease upon the violation being cured and the Association or its designated representative receiving notice.

vi. All Other Non-recurring Violations

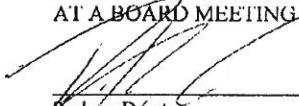
- (a) A five hundred dollar (\$500) charge shall be imposed for all other violations of the governing documents that are not recurring in nature.

vii. Appeals Process & Legal Remedies

- (a) The homeowner has 30 days after notification that fines have commenced to appeal "IN WRITING" their position on the matter.
- (b) The appeal letter must be delivered by U.S. Certified Mail to the HOA Management Company at: Clipper Estates Homeowner Association PO Box 3190, Slidell, LA 70459
- (c) The HOA Board and or the Property Management Company will respond in writing within 15 days of receipt of the appeal letter.

- (d) If requested in the written appeal a member who is cited may request to address the Board of Directors at the next regular scheduled Board Meeting after the appeal is filed.
- (e) If the appeal is granted or modified the fines applied to date will be adjusted or eliminated based on the resolution of the appeal and rectification of the violation(s).
- (f) If the appeal is rejected that will not hinder, pause or suspend the process of Fines, Liens, Suits or any other provisions such as Self Help.

ADOPTED BY THE BOARD OF DIRECTORS FOR CLIPPER ESTATES
MASTER HOMEOWNERS' ASSOCIATION BY UNANIMOUS CONSENT
AT A BOARD MEETING HELD ON JUNE 6, 2019.



Rodney Dúrst
Association Manager for
Clipper Estates Master Homeowners' Association

6.6.19
Date