

Schedule of Fines For Commonly Occurring Covenant Violations

Offense	Specific Violation	Fines First/Second/Third	Comments
Animal Violations	Barking dogs	\$50 - \$100 - \$200	Higher initial fines may be warranted for special circumstances – e.g. offenders who are indifferent to neighbor's rights. Due to danger to residents, aggressive/biting dog incidents have higher fines. If warranted, owners of aggressive dogs may be requested to relocate the animal.
	Animal waste	\$50 - \$100 - \$200	
	Unrestrained/loose animal	\$50 - \$100 - \$200	
	Animal Loose/Threatening Behavior	\$100 - \$200 - \$400	
	Animal Biting another animal	\$250 - \$500 - \$1000	
	Animal biting a person	\$500 - \$1,000 - \$1000	
Vehicle Violations	More then 2 parked outside garage.	\$50 - \$100 - \$200	If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
	Unlicensed vehicles on lot. Commercial truck(s) or equipment stored on lot.	\$50 - \$100 - \$200	
	Vehicle parked off approved drive.	\$50 - \$100 - \$200	
		\$50 - \$100 - \$200	
Fireworks	Sparkler and other handheld devices.	\$100 - \$200 - \$400	Due to danger to property, these fines are higher. If warranted, founded cases to be forwarded to El Paso County Fire Marshal for prosecution. Recurring offenses cause fine to double.
	Small firecrackers on pavement.	\$250 - \$500 - \$1000	
	Large firecrackers, bottle rockets, and all airborne devices regardless of size.	\$500 - \$1000 - \$1000	
Open Fires	Any open fire, including a campfire	\$500 - \$1000 - \$1000	
Trailers on Lot for More Than 72-Hours Without a Permit: Travel/Camping Trailers or Other RV's. Commercial, Utility or other Work Trailers and Equipment	Also includes Pop-Tops, Boat Trailers, Mobile Homes, etc.	\$50 - \$100 - \$200	Recurring offenses involving the same vehicle <u>or the same property owner</u> will result in a doubling of the fines. If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.

Offense	Specific Violation	Fines First/Second/Third	Comments
Unauthorized Tree Cutting	Non approved tree cutting	\$100 per tree & reforestation, if deemed necessary by the Director of Forestry.	If based on ignorance of requirements. Fines double for repeat offenses by the same property owner. Special circumstances – builders felling trees to improve views and salability of a home – may assess a maximum fine of \$1000 per tree.
Diseased/Dead Trees not removed	Dead or diseased trees not removed	\$100	Dead and diseased trees are considered a nuisance, fire hazard and/or a danger to living trees in spreading parasites/disease. If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
Unstacked Firewood	Firewood not neatly stacked	\$50 - \$100 - \$200	Fines double for recurring offenses on the same lot. If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
Unkempt Lots, Debris	Slash, scattered firewood, down trees, construction materials, toys, sports equipment	\$50 - \$100 - \$200 Note fine is <i>per item per occurrence</i> .	Fines double for recurring offenses on the same lot. If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
Uncut grass, weeds, and vegetation Noxious Weeds		\$50 - \$100 - \$200	If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
Nuisances	Includes: Excessive noise, trash cans left out, unsightly trash, bright colored tarps, etc.	\$50 - \$100 - \$200	If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
Signs Non-conforming including Real Estate More than one sign on a lot Signs attached to trees		\$50 - \$100 - \$200 Note fine is <i>for each non-conforming sign</i>	Fines double for recurring offenses, even if on different lots owned by the same property owner. If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.

Offense	Specific Violation	Fines First/Second/Third	Comments
Architectural Control Violation	Items not in compliance and/or not approved by the ACC	\$100	If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.
Exterior Maintenance	Items not in compliance with WIA Standards for Exterior Maintenance and Appearance	\$100	If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.

Note: In all cases of recurring offenses (even if the initial offense was corrected) the fine will be doubled because the owner has full knowledge of the rule. If the violation has not been cured, the notice will also inform the owner that a per diem (\$25) charge will also be levied for every day the violation remains after a given date.