

CC&R: Article X Section 10.1: The Association shall have the authority to promulgate and enforce such reasonable rules, regulations and procedures as may be necessary or desirable to aid the Association in carrying out any of its functions or to insure that the Property is maintained and used in a manner consistent with the interests of the Owners.

CC&R: Article XVIII Section 18.01: Fines; Authorization. The Board is hereby authorized to assess fines against Lot or Condominium Unit Owners who violate provisions in the Meadows East Governing Documents, which consist of the this Restated Declaration, the Association Bylaws, and the Association rules and regulations. Assessment of fines shall be in accordance with the rules and regulations adopted by the Board.

The Following Activities are Prohibited	1st offense	2nd offense within 30 days	3rd offense within 60 days
Leaving personal belongings in the common area (bicycles, scooters, toys chairs, equipment, etc.) For more than 24 hours.	\$10	\$20	\$30
Parking in fire lanes or areas marked with "No Parking" signs Parking in areas other than designated parking spaces Parking in another's reserved parking stall(s). Violation of any parking rule contained in the CC&R's and Bylaws See Article X, Section 10.09; also Article II, Section 2.03	\$25	\$50	\$90
Driving faster than the posted speed Driving recklessly on Community private property	\$25	\$50	\$90
Creating loud noises or unreasonable annoyances within a unit or common area that is a nuisance to another resident. Any noise that is offensive or disruptive to the comfortable enjoyment of other residents. See Article X, Section 10.07	\$25	\$50	\$125
Performing major maintenance or mechanical work on motor vehicles See Article X, Section 10.09	\$50	\$100	\$150
Leaving trash, garbage, or waste material on a unit's patio, balcony, stairwell, or any common area that is unsanitary, unsightly, offensive or detrimental to any other neighboring property or occupants. See Article X, Section 10.11	\$50	\$100	\$150
Misuse or causing damage to the common area or pool (i.e. landscaping, roof, gutters, pool lawn chairs, pool fence, sidewalk, carport, sprinkler system etc.) See Article VI, Section 6.03	\$50	\$100	\$150
Keeping prohibited pets on the Property. Failing to clean up after pets that have made a mess in the common area. Allowing unleashed pets in the common area. See Article X , Section 10.10	\$50	\$100	\$150
Installing a satellite dish without the approval of the Architectural Committee or doing any construction outside a unit without written authorization from the Architectural Committee. See Article X, Section 10.15	\$50	\$100	\$150
Violation of swimming pool rules listed on contract. Or entering into the fenced swimming pool area outside of pool operating dates and hours. See Article X, Section 10.14	\$50	\$100	\$150

Notices and Fines will be issued via mail and email (when applicable).

Fines are subject to change.