

Schedule of Fines For Commonly Occurring Covenant Violations

Violation	Specific Violation	Minimum Fines First/Second/Third	Comments
Animal Violations	Barking dogs Animal Waste Unrestrained/loose animal Animal loose/Threatening Behavior Animal biting another animal Animal biting a person	\$100 - \$200 – BD* \$100 - \$200 – BD* \$100 - \$200 – BD* \$200 - \$400 – BD* \$500 - \$1000 – BD* \$1000 - \$2000 – BD*	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.
Architectural Control Violation	Items not in compliance and/or not approved by the ACC	\$250	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.
Destruction of Common Area	No motorized vehicles, bikes, carts or toys of any kind. No dumping, tree removal, digging, or landscaping	\$400 minimum up to full restoration	BD* for full restoration of damaged area to original state.
Diseased/Dead trees not removed	Dead or diseased trees not removed	\$200 Note fine is per item, per occurrence	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.
Exterior Maintenance	Items not in compliance with WIA Standards for Exterior Maintenance and Appearance	\$500	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.

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Fireworks	Any firework or pyrotechnic device	Starting at \$5,000 – BD*	Fireworks fines are BD* due to the threat to life and property. If warranted, founded cases to be forwarded to El Paso County Fire Marshal for prosecution.
Open Fires	Any open fire, including a campfire	Starting at \$5,000 – BD*	
Nuisances	Includes: Excessive noise, trash cans left out, unsightly trash, bright colored tarps, etc.	\$200 - \$400 – BD*	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	Non-compliant sign	\$100 - \$200 - \$400	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.
Trailers on lot for more than 72 hours without a permit: Travel/camping trailers or other RVs. Commercial, utility, or other work trailers and equipment	Also includes pop-tops, boat trailers, motor homes, tents, etc.	\$100 - \$200 - \$400	Recurring offenses involving the same violation/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.
Unauthorized tree cutting	No approval for tree removal	\$400 – BD* per tree and reforestation, if deemed necessary by the Director of Forestry	*BD – based on ignorance of requirements. Fines double for repeat offenses by the same property owner. Special circumstances – builders felling trees to clear lot, to improve views, and salability of a home.

Violation	Specific Violation	Minimum Fines First/Second/Third	Comments
Uncut grass, weeds, and vegetation Noxious weeds	Contiguous tall fine fuel (grass/weeds) present on the lot. Noxious weeds as defined by CDA (Colorado Department of Agriculture)	\$200 - \$400 – BD*	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	\$100 - \$200 - \$400 Note: fine is per item, per occurrence	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.
Unstacked or non-conforming stacked firewood	No more than 2 cords. Firewood must be stacked neatly, in a proper location (30' from home, not between trees)	\$100 - \$200 - \$400	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.
Vehicle Violations	More than 3 parked outside garages. Unlicensed vehicles on lot. Commercial truck(s) or equipment stored on lot. Vehicle parked off approved drive	\$100 - \$200 - \$400	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: Fines listed above are generally minimum fines, but may be adjusted by the Board up or down depending on extenuating circumstances. Repeat offenses will normally be limited to the past ten years.

*BD indicates that the Board has discretion to set a proper fine depending on the circumstances of the third or greater violation. 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.

**The WIA Board does not want to fine residents; fines are a last resort, as compliance with the covenants is the ultimate goal.