

Schedule of Fines For Commonly Occurring Covenant Violations

Offense	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 - \$2,000 – 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.
Vehicle Violations	More than 3 parked outside garage. 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.
Fireworks	Sparkler and other handheld devices. Small firecrackers on pavement. Large firecrackers, bottle rockets, and all airborne devices regardless of size.	\$250 - \$500 – BD* \$500 - \$100 – BD* \$1000 - \$2000 – BD*	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.
Open Fires	Any open fire, including a campfire	Starting at \$5000 no maximum limit.	
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.	\$100 - \$200 - \$400	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	Minimum 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	\$200	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	\$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.
Unkempt Lots, Debris	Slash, scattered firewood, down trees, construction materials, toys, sports equipment	\$100 - \$200 - \$400 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		\$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.
Nuisances	Includes: Excessive noise, trash cans left out, unsightly trash, bright colored tarps, etc.	\$100 - \$200 – 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.
<u>Signs</u> Non-conforming including Real Estate More than one sign on a lot Signs attached to trees		\$100 - \$200 - \$400 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	Minimum Fines First/Second/Third	Comments
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.
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.

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.

**This is the first revision of the fines in 17 years. The WIA Board does not want to fine residents; fines are a last resort, as compliance with the covenants is the ultimate goal.