

RULES AND REGULATIONS
of
INDIGO FIELDS HOMEOWNERS ASSOCIATION, INC.

In accordance with Sections 3.17 and 3.23 of the By Laws of the Indigo Fields Homeowners Association Inc. the Board has approved a system for fines for violations in order to preserve the beauty and value of all homeowners property. The following rules and regulations for the Indigo Fields Homeowners Association are approved by the Board of Directors and are binding upon all Members of the Association, their guest, their tenants and visitors until withdrawn or modified by a majority of the Board of Directors.

These rules and regulations do not replace or modify any requirements specified in either the Covenants or By Laws they serve to either address those issues not specified in the Covenants or By Laws or expand upon them. If not listed here the requirements specified in the Covenants and By Laws are herein included.

Our Policy is to first send the homeowner (or tenant) a letter describing the violation and affording them 10 days from the date of the letter to correct the violation. Should the violation not be corrected a second letter will be sent advising them of the fine.

The standard fines to be charged for violations are listed next to the violation for informational purposes. Fines that are levied but not paid within thirty days will be filed as a lien against the property along with the cost of filing the lien. The fines shown are either per incident or per day. The Board does not envision either levying numbers of fines or the filing of liens.

- Failure to comply with Architectural Control Requirements up to \$100 per day
- Conducting a business from one's residential property. This does not include working from home. \$25 per day
- Failing to clean up after one's pets \$25
- Failure to control an incessantly barking dog \$25
- Disturbing the peace of the neighborhood if the police are called \$25
- Placing Garbage or yard debris out early or leave containers out late (times of hurricanes or tropical storms are not included) \$25
- Parking on the grass (one or more tires touch the grass) \$25
- Parking on the street overnight plus cost of towing and storage if any \$25
- Placing unauthorized signs on lot \$25
- Failure to maintain the lot in good condition including mowing the lawn and trimming shrubs and trees \$25

Homeowners are welcome to request a hearing if they disagree with the violation citation. One must request a hearing within 10 days of the date of the letter. All rights to have a hearing are waived if not requested within the 10 days. No one other than homeowners may attend any hearings. Fines will not be enforced during the period awaiting any hearing. Hearings will generally be held at a time before the next scheduled Board Meeting. All Parties will be advised of the time and place of the hearing. Requests for hearing must be addressed to the ACC through the HOA website at indigofieldshoa.com.

The Board of Directors
Indigo Fields Homeowners Association Inc.

Approved October 9, 2017
Posted October for Member Comment November 10, 2017
Effective December 7, 2017