

CANDLELIGHT VILLAGE VIOLATIONS & FINES

VIOLATION	1ST OFFENSE	2ND OFFENSE OR FAILURE TO REMEDIATE	3RD OFFENSE	4TH OFFENSE + SUBSEQUENT OFFENSES
Animals in Prohibited Areas	Warning	\$50	\$100	\$200
Failure to Remove Pet Waste	Warning	\$50	\$50	\$200
Unattended Animal	Warning	\$50	\$100	\$200
Flammables, Propane (with or without BBQ pit)	Warning	\$100	\$200	\$200
BBQ Pit Use Less Than 10' From a Building	Warning	\$100	\$200	\$200
Storage in Common Area	Warning	\$50	\$50	\$75
Improper Items Stores on Patio or Balcony	Warning	\$50	\$50	\$75
Failure to Provide Mortgage or Insurance Information	Warning	\$100	\$200	\$200
Antenna Placement Violation	Warning	\$50	\$100	\$200
Exterior Modification Without Permission	Warning + Cost of Restoration	\$200 + Cost of Restoration	\$200 + Cost of Restoration	\$200 + Cost of Restoration
All Other Violations of Rules, Bylaws, or Declaration Not Delineated Herein	Warning	\$50	\$50	\$100

Fines as delineated here that are unpaid, plus any Attorney's fees incurred by the Association to enforce compliance by any Owner with the Condominium Declaration, By-Laws, Articles of Incorporation, or Rules and Regulations of the Association, shall constitute a lien on such Unit superior (prior) to all other liens and encumbrances, except only for:

- [1] All taxes and special assessments levied by governmental and taxing authorities; and
- [2] All liens securing sums due or to become due under any prior recorded purchase money mortgage, vendor's lien or deed of trust