



## **Sawmill Creek Homeowners' Association Violations & Fine Policy**

The purpose of this policy is to establish guidelines for some of the frequent types of violations addressed in the Restriction Covenants for any and all phases of the Sawmill Creek Development.

### **VIOLATIONS**

For more complete information on violations refer to the [DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAWMILL CREEK HOMEOWNERS' ASSOCIATION](#). Covenants can be found on the Sawmill Creek Website. [www.sawmill-creek.org](http://www.sawmill-creek.org)

### **FINES**

The Board of Directors is given express power in the Association's Covenants and Bylaws to adopt and publish rules and regulations to enforce the protective covenants. In order to enforce these rules the HOA Board has also adopted a fining policy to address repeat violations.

The fines collected will be added to the Sawmill Creek HOA account and used to offset the cost of enforcement of the neighborhood rules. Residents may report violations in writing at [Board@sawmill-creek.org](mailto:Board@sawmill-creek.org) or mailing address PO Box 1568, Pearl River, LA 70452. The recipient of a "concerned neighbor" violation will not know the source of the complaint; however anonymous reports will not be addressed.

Notices of violations will be mailed and will include the date, type and number of the violation.

Fines will be assessed as follows:

- 1<sup>st</sup> notification of violation is a courtesy reminder of the covenants and restrictions
- 2<sup>nd</sup> notification of violation of a similar kind will result in fine per Fine Schedule.
- 3<sup>rd</sup> notification of violation or a similar kind will result in 2 times the fine per Fine Schedule.
- 4<sup>th</sup> notification of violation or of a similar kind will result in 3 times the fine per Fine Schedule.
- If the violation(s) are not correct and/or the fines not paid, legal action will be taken.
- If a violation is repeated within 6 months from the last violation the fines will start as if it were a 2<sup>nd</sup> Notification

When a fine is assessed, the owner will receive the notice of violation along with an invoice showing the fine has been added to their assessment account. An owner will have the opportunity to contest any fine that is assessed against their assessment account. The process will be stated on the notice.

### **SUMMARY**

The goal of adopting this policy for violation notification is to make the homeowners aware of ongoing problems that affect their neighbors and the overall quality of the neighborhood. The violation process includes multiple notifications, ample time to take corrective actions, and fair enforcement by an objective third party.



This policy adopted by the Sawmill Creek Homeowners Association, Board of Directors and, by Resolution of the Board of Directors, and is effective on March 26, 2017.

Sawmill Creek Homeowners' Association  
Fine Schedule

1. Garbage Can in Sight : \$ 25.00 and \$5.00 per day until resolved
2. Overnight parking: \$ 25.00 and \$5.00 per day until resolved
3. Trailer, Boat, or Camper: \$ 50.00 and \$10.00 per day until resolved
4. Construction without Architectural Committee Approval : 10% of project value
5. Portable Buildings installed without Architectural Approval: 20% of bldg. value
6. Clear Cutting ANY lot without Architectural Committee Approval : \$1000.00
7. \$500 for each Tree removed that was deemed acceptable by the Architectural Committee.
8. \$25 per month for each month annual assessments is not paid in full by the due date stated on your invoice. This is a change and overrides what is stated in the covenants of 12% interest per annum.

## Voting for Revised Fine policy 3/26/17

From: James Reed [groceryiwuz@yahoo.com]  
To: Board@sawmill-creek.org  
Subject: Fwd: Revised Fine Policy

**From:** James Reed <[groceryiwuz@yahoo.com](mailto:groceryiwuz@yahoo.com)>  
**Date:** March 27, 2017 at 5:07:35 AM CDT  
**To:** Sawmill Creek Board <[sawmillcreekhoaboard@gmail.com](mailto:sawmillcreekhoaboard@gmail.com)>  
**Subject:** Re: Revised Fine Policy

I think the revisions are fine. And agree with Mike. We might need to define the daily garbage can fines. What if the garbage company is running late?  
Thanks,  
James Reed

Respond      Actions      Junk E-mail      Options

From: Eddie Himel [eddie1378@me.com]  
To: Terry Parker  
Cc: hagermichaelbonn@bellsouth.net; Kriste Buck; James Serpas; (tsullivan@archdiocese-no.org)  
Subject: Re: Revised Fine Policy

Yes

Sent from my iPhone

From: Kriste Buck [kbuck@trinitynola.com]  
To: Terry Parker  
Cc: hagermichaelbonn@bellsouth.net; Eddie Himel; James Serpas; (tsullivan@archdiocese-no.org)  
Subject: Re: Revised Fine Policy

YES

Regards,

**Kriste Buck**  
Publications/Database Manager/Website  
504.670.2513



From: Terry Parker  
To: Terry Parker  
Cc:  
Subject: RE: Revised Fine Policy

Yes

**Terry Parker** | [tparker@williamsarchitects.com](mailto:tparker@williamsarchitects.com)  
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✉: [tparker@williamsarchitects.com](mailto:tparker@williamsarchitects.com)  
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Respond      Actions      Junk E-mail      Options      Find

From: MICHAEL BONNIE HAGER [hagermichaelbonn@bellsouth.net]  
To: Terry Parker; eddie1378@me.com; Kriste Buck; James Serpas (441 Woodmill); James Serpas (441 Woodmill); Theresa Sullivan (200 Old Mill); Terry Parker  
Cc:  
Subject: Re: Revised Fine Policies

All

Yes that is acceptable to me.

Thanks  
Mike Hager