

Fee and Fine Schedule for Forest Oaks II

Working Capital Fee	\$450.00	02/2024
Transfer Fee	\$450.00	02/2024
Document Production Multiple Mortgage Request	\$200.00	02/2024
Monthly HOA Dues	\$350.00 due 1 st of each month.	01/2025
Late Fee	\$30.00 per month	02/2024
Returned Bank Item	\$35.00 per item	02/2018
Notification of Delinquent Account	\$105.00	02/2018
Architectural Modification w/o Approval	\$400.00	10/2020
Postage	Postal Rate	02/2022
Certified Mail	Postal Rate	02/2022
Per page copy cost	\$.40 or printer invoice	02/2022
Payment Plan Monitoring Fee	\$10.00 per month will plan is in effect	02/2018
Interest Delinquent Account	10% of amount owed per annum until paid	02/2018
Document Production Refinance	\$125.00 per request	04/2019
Fireplace Plug	\$75.00	04/2024
Fireplace Annual Inspection and Cleaning	\$145.00	04/2024
10 Year Smoke Detector	Mkt Price	04/2024
Improvements made and/or work performed by the Association for benefit of a unit owner	billed invoice	02/2018

Compliance/Violations

1. FIRST NOTIFICATION: Written Warning – The Unit Owner will be given written notice of violation or non-compliance and the basis, therefore. The Unit Owner will have ten (10) days of the date of the written warning to be brought into compliance.
2. SECOND NOTIFICATION: If the violation or non-compliance is not brought into compliance or a satisfactory resolution is not presented in writing by the Unit Owner and accepted by the Board within ten (10) days of the Written Warning the Board shall be authorized to: (a) assess a reasonable fine and/or take necessary actions to achieve compliance at the expense of the Unit Owner. The Board is authorized to levy additional fines without further notice or opportunity to cure in the event of multiple or continuing violations. 1st fine 100.00

Each fine levied by the Board for the same offense will increase by \$50.00 per incident

3. THIRD NOTIFICATION: The Unit Owner will receive a letter from the attorney explaining the legal procedures necessary to enforce collection and compliance.

Unlawful Act

Any Unit Owner who is adjudicated to be guilty or enters into a guilty plea or nolo contendere plea (i.e. no contest plea) of an unlawful act committed within the confines of the Forest Oaks II condominium premises shall be subject to an immediate fine of \$100.00.

Any Unit Owner who fails to inform the Forest Oaks II Board of Directors of the disposition of their criminal matter shall be subject to an immediate fine of \$100.00 regardless of the outcome.

Additional adjudications of guilty, guilty pleas, or nolo contendere pleas of unlawful acts committed within the confines of the Forest Oaks II condominium premises shall be subject to immediate fines of increasing amounts not less than \$200.00 and not more than \$1,000.00.

06/2022

Swimming Pool

Any person who violates the swimming pool rules and regulations while at the pool may be sanctioned by the Board, as follows:

1st Offense - written warning

2nd Offense - \$100.00 fine will be levied against the Unit Owner

3rd offense will result in loss of pool privilege for the swim season.

Pool arm bands and keys will be turned in to the Board.

In the event of egregious behavior or abuse of the facility the Board may suspend pool privileges of the offending unit owner, resident or guest.

04/2025

Grills/Grilling Violations

Homeowners violating 1.a.iv. and 1.iv.a-d of the Exterior Décor Rules and Regulations will be fined \$100.00 and forfeit all grilling privileges in perpetuity.

06/2023

Parking

Any vehicle towed is towed at the expense of the vehicle owner.

06/2019

Insurance

Issue notice providing ten (10) days for the non-compliant Unit Owner to become compliant with the Amended and Restated Master Deed and these Rules and Regulations and a \$100.00, unless otherwise stated in a notice to homeowners.

06/2022

Assessment

\$1,200.00 to be paid in full May 1, 2025 or 8 payments of \$150.00 to be paid by ACH per month Commencing May 1, 2025 and ending December 5, 2025.

03/2025

Failure to Return Required Documents

\$100.00 fine for failure to return required documents with a stated return date.

03/2025

Invoices and/or statements are sent as a courtesy

02/2018