

Penalty Structure for Violations of Signature of Solon Covenants

| Violation - High Level | 1st Notice | 2nd Notice | 3rd Notice | 90 days from date of 1st Notice |
|---|---|---|---|--|
| <p><i>Landscaping Not Installed Within 1 Year of Certificate of Occupancy or Not Fully Landscaped</i></p> | <p>Notice Specifying Violation 15 days to comply If at the end of 15th day, no compliance then \$2500 to be assessed at the end of 15th day</p> | <p>Notice Specifying Violation 30 days to comply At the end of 30 days or 45 days from the issuance of 1st notice an additional \$2500 will be assessed</p> | <p>Notice Specifying Violation 30 days to comply At the end of 30 days or 75 days from the issuance of 1st notice an additional \$2500 will be assessed</p> <p>Every 30 days an additional \$2500 will be assessed until violation is brought into compliance</p> | <p>Unpaid assessments will be turned over to a collection agency</p> |
| Violation- Medium Level | 1st Notice | 2nd Notice | 3rd Notice | 90 Days From Date of 1st Notice |
| <p><i>1. Required Lamp post at Driveway Not Installed</i></p> <p><i>2. Required Mailbox Not Installed</i></p> | <p>Notice Specifying Violation 15 days to comply If at the end of 15th day, no compliance then \$250 to be assessed at the end of 15th day</p> | <p>Notice Specifying Violation 30 days to comply At the end of 30 days or 45 days from the issuance of 1st notice an additional \$500 will be assessed</p> | <p>Notice Specifying Violation 30 days to comply At the end of 30 days or 75 days from the issuance of 1st notice an additional \$500 will be assessed</p> <p>Every 30 days an additional \$500 will be assessed until violation is brought into compliance</p> | <p>Unpaid assessments will be turned over to a collection agency</p> |
| Violation - Medium Level | 1st Offense | 2nd & Subsequent Offenses | 90 Days From Date of Notices | |
| <p><i>1. Unkempt Property; Grass Long, Weeds, Dead Shrubs</i></p> | <p>Notice Specifying Violation 15 days to comply</p> | <p>Notice Specifying Violation 15 days to comply</p> | <p>Unpaid assessments will be turned over to a collection agency.</p> | |

2. Trashy Construction Site/Overflowing Dumpsters

If no compliance, Association to Remedy & Property Owner Assessed \$250

If no compliance, Association to Remedy & Property Owner Assessed \$500

Violation - Low Level

1st Warning/Offense 2nd Warning/Offense

Subsequent Warning/Offense

90 Days From Date of Notices

1. Trash Cans Left Out Too Long

Notice Specifying Violation
Trash cans should be put away same day as pick up
2nd Offense Automatically Fine \$50
Subsequent Offense Fine \$100

Notice Specifying Violation & Warned Previously
Property Owner Fined \$50

Notice Specifying Violation & Warned Previously
Property Owner Fined \$100

Unpaid fines will be turned over to a collection agency.