

Addendum One
Shadowood Non-Compliance Policy
Actions and Fines

Fines are provided by Florida Statute 720.305 and specifically the Amended and Restated Declaration of The Springs Shadowood Village, Section 15.4(c) Penalties: The Association may impose a fine against the offending party in an amount not to exceed \$100.00 per violation. A fine may be levied on the basis of each day of a continuing violation, with a single notice and hearing, except that no such fine shall exceed \$1,000.00 in the aggregate.

SUGGESTED FINES: The Board may impose the suggested fines or they may select a fine they believe to be appropriate for the situation.

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| 1. Performing a non-reversible action without Board and ACC approval. Example: cutting down trees. The Board may also pursue other actions as provided. | \$100 each |
| 2. Failure to have Board and Springs ACC approval before commencing work/action requiring such approval. This fine is separate to any fine levied for the actual work. | \$100 per occurrence |
| 3. Using non-approved design or materials on fences, house exterior, roofing, doors, windows, etc. after ACC approval for correct materials. This includes color, style and design. | \$10 per day |
| 4. Failure to repair deteriorated wood, stucco, fencing or other exterior material after homeowner is noticed. Failure to paint home or fencing with approved materials after homeowner is noticed. | \$25 per week |
| 5. Parking in violation of Shadowood Guidelines. Each day and/or car shall count as one occurrence. | \$10 per occurrence |