

**EXHIBIT B ENFORCEMENT FINE SCHEDULE**



Fines are due upon Notice. Late payments are subject to interest. **Fines do not include the homeowners' costs for resolving the issue.**

Deposits held in escrow are not refunded until all fines are paid in full.

<b>Infraction</b>	<b>Fine</b>
Non-confirming Building Site Sign (after warning)	\$100/Day
Severe Damage to a Protected Tree ( <i>health/viability of tree is severely threatened</i> ) Assessment Plus cost of replacement if necessary.	\$500/Tree
Unauthorized Tree Removal (fee & replacement) In addition to any fines levied by Georgetown County and cost of replacement if deemed necessary	
Canopy Tree	Up to \$5,000/Tree
Non-Canopy Tree	Up to \$1,000/Tree
Unauthorized Change in Approved Plans ( <i>Placement of property, Height, Roof material, Windows, or other changes as determined by the ARB and stipulated in The Guidelines or Rules and Regulations</i> )	Up to \$5,000
Vehicles Parked on Adjacent Property (After Prior Warning)	\$100/Day
Unauthorized Burning on Lot	\$500/Per Occurrence
Unauthorized Major Change	\$2,500/Per Change + \$250 per week until resolved *
Unauthorized Minor Change	\$250/Per week until resolved *
Poorly Maintained Improved Property ( <i>Property with existing structures per first 90 days, then monthly thereafter</i> ):	
Exterior of Building	\$500
Lawn, landscaping and natural areas	\$500
Damage to roadways and community property not repaired after 10 days	Up to \$500/Day
Unapproved removal of vegetation, brush or trees from Willbrook Common property, Founders Club property or outside of Lot lines	\$ Unlimited dependent on offence
Dumping of yard debris on common land	\$500 per offence
Unapproved extension in construction timeline	\$200/week*
Other contractor/construction miscellaneous violations after prior warning: ( <i>Example: Temporary sanitary facilities unscreened, littered construction site, dumpster or materials on right of way, materials on adjacent property, overflowing dumpster, failure to use gravel at curb cut, etc.</i> )	\$100/Day or Occurrence
Other Violations of Guidelines and Procedures After Warning	\$250/week*

\* Weekly fines are charged for violations incurred Saturday to Friday a full week will be charged each Saturday.