

## ALPINE VILLAGE – VIOLATIONS & FINES

### Nuisance Violations

Fines: \$100 First Offense, \$200 Second Offense, \$400 for 3rd and all subsequent offenses

Identification: Board Member, Property Manager, Police Report or more than one unit owner witnessed

Offense	Notes
Repeat Parking Violations	
Tennis Court Misuse (bike, stroller, scooter, dogs)	
Littering	
Pet Violations (Not picking up after animals, unleashed)	
Disposal of banned items in or around the dumpster	
More than 1 visit by Police (within 7 days) OR issuance of any violation by Police.	

### Situational Violations

Fines: Notice to cure by a specific date. Failure to cure - \$50 per day accrual until cured

Identification: Property Manager/Board to send notice and assess

Offense	Notes
Exterior Building Decorations	
Improper Use of Common or Limited Common Area (woodpiles, storage, skating on pond)	Units have until May 31, 2022 to dispose of wood piles.  Up to ½ cord max on decks & patios  Units need to have wood fit within the Limited Common Area for that unit (either on deck/patio or defined LCA).
Failure to keep thermostat at minimum temp	

### Safety Violations

Fines: \$500 First Offense, \$1,000 Second Offense, \$2,000 for 3rd and all subsequent offenses

Identification: Board Member, Property Manager, Police Report or more than one unit owner witnessed

Offense	Notes
Open Flame (such as Fire Pits, Charcoal Grills, Fire Tables, Patio Heaters, Chimineas, Solo (type) stoves, ovens or fire pits, tabletop fire bowls and Tiki Torches. This is not an exhaustive list. One should assume anything beyond a candle is not permitted and will result in a violation.	Please note clarification that Charcoal Grills are not allowed.
Fireworks	

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### Wood Burning Systems Violation

Fines: First offense, \$3,000. Fine will be doubled for each subsequent offense (defined as a per day violation).

Identification: Board Member, Property Manager, Police Report or more than one unit owner witnessed

Offense	Notes
Unsecured (failure to secure to association standards) a wood burning systems in a unit that is being rented.	Please note that the <u>existence</u> of an unsecured system while renting is the violation. Use of the wood burning system is NOT a prerequisite to issuance of a violation.
Use of a wood burning system that has not been approved and is NOT maintained on the OK to burn list.	

This is not a complete list of violations – Board reserves the right to assess fines for other violations as well.

Appeals must be submitted to the Board in writing/email within 10 days of notification for consideration.