



**SCHEDULE OF FINES
FOR VIOLATIONS OF COVENANTS AND RULES**

Description	Initial Fine	Continuing Fine if not Brought into Compliance
Depositing non-compliant material or trash at Community Compost Center	\$100.00	\$50 per week until removed. LPOA may remove and bill to Lot Owner's account.
Damage to or trash left at any LPOA Common Area (Lake, Beach, Pavilion, Dam, Basketball Court, Fishing Ponds, Circle, Triangle)	\$50 Minimum + cost to repair or clean up	
Blowing leaves, grass clippings, or other lawn refuse into the lake	\$50.00 per occurrence	
Boating on lake without a permit issued by LPOA (unmotorized) or Developer (motorized)	\$50.00 per occurrence	
Trespassing at Beach, Pavilion or Basketball Court between 10 p.m. and 6 a.m.	\$50 per person per occurrence	
Trespassing on the Lakewood Dam	\$50 per person per occurrence. \$250 for ATV/bike/vehicle	Any dam repairs due to ATV, bike or vehicle damage will be billed to Lot Owner's account.
Unsafe Operation of a motor vehicle, ATV, or motorized bike on Lakewood streets (infractions by minor will be charged to parents' account)	\$50 first offense; \$100 second and later offenses	
Vehicle Violation (non-operating vehicle on lot, commercial vehicle parked on lot, etc.)	\$50.00	\$50.00 per week until removed.
Failure to submit a Design Review application or receive approval for an exterior alteration, modification, or addition.	\$100.00	\$25.00 per week
Failure to complete exterior modification or addition within time limit approved by Design Review Committee.	\$50.00	\$50.00 per week. LPOA may contract to complete and bill to Lot Owner's account.
Failure to maintain landscaping or yard in neat order (e.g., grass not mowed, weeds, untrimmed shrubbery, overgrowth, lack of grass w/erosion)	\$50.00	\$25.00 per week. LPOA may contract for maintenance and bill to Lot Owner's account.
Trash, refuse, inoperable vehicles, or items and equipment normally stored under roof or indoors are visible upon the Lot.	\$50.00	\$25.00 per week. LPOA may have trash removed and bill to Lot Owner's account.

Lakewood Schedule of Fines (cont'd)

Description	Initial Fine	Continuing Fine if not Brought into Compliance
Exterior of buildings not maintained in good repair and appearance (e.g., siding, roof, windows, doors, paint)	\$50.00	\$25.00 per week. LPOA may contract for repair or maintenance and bill to Lot Owner's account.
Failure to follow "catch and release" fishing guidelines on lake or ponds.	\$50.00 per occurrence	
Pet violations (e.g., failure to clean up dog waste, too many pets in household)	\$50.00 per occurrence	
Unauthorized sign (i.e., not approved by Board) on Lot Owner's property.	\$25.00	\$25.00 per week until removed.
Any other violation of the Declaration or of Rules and Regulations not specified	Minimum \$25.00	Minimum \$25.00 per week.

All costs associated with enforcement of the Declaration of Covenants, Conditions, and Restrictions will be billed to the Lot owner's account including, but not limited to, postage, supplies, and legal fees. Landlords will be held responsible for any and all violations caused by their tenants. Payments not made within 30 days of notice or billing shall be subject to 1.5% interest compounded monthly (18% APR) on the unpaid balance.

Revision approved September 14, 2022