

Damages for Violation of the  
Deed Restrictions or Architectural Control Committee of  
Riverbend Lakes Plat I and Plat II

<u>Activity</u>	<u>First Notice</u>	<u>Second Notice</u>	<u>Third &amp; Subsequent Notice</u>
Satellite Dishes visible from the street or more than 24" in diameter	\$0	\$25	\$50
Failure to install Sidewalk within 6 months of occupancy	\$0	\$50	\$100
Failure to mow or maintain lawn as required	\$0	Cost to mow	Cost to mow x 2
Fence, row of trees or shrubs or hedge on property not approved by ACC	\$0	\$50	\$100
Pets or livestock not permitted by Deed Restrictions	\$0	\$25	\$50
Storage of non-approved vehicles in driveway (i.e. boats, trailers)	\$0	\$25	\$50
Rubbish containers stored outside of the garage	\$0	\$25	\$50
Installation of other than rustic cedar mailbox	\$0	\$10	\$25

Installation of trees, shrubs, patios, docks, decks without submission of landscaping plans or failure to install trees as required	\$0	\$25	\$50
Fishing or use of watercraft on welcoming pond	\$0	\$10	\$25
Non-specified violation	\$0	\$10	\$20

Notices will be sent by Certificate of Mailing. There will be at least 30 days between mailing of follow-up notices so violations can be cured during that time period. Any resident can request a hearing to dispute a violation. Damages will be cumulative. Liens will be filed periodically and will include not only the damages, but the cost of filing and removing the liens.

Please note that certain conduct may also be a violation of municipal ordinances. For instance, the parking of a boat or trailer for a period greater than 14 days is also prohibited by Middleton Township.

Restrictions on the installation of fences, hedges and similar violations, or the failure to submit landscaping or building plans, shall not apply if the violation(s) occurred prior to September, 2011. The HOA, however, may require that these violations be resolved at the time the property is sold.