

EXHIBIT A

SCHEDULE OF FINES

1. Using the Unit or any part thereof for any purpose other than a private residence for owner, owner's family and guests, or as a permitted rental.....**\$1,000/week**
2. Failing to maintain and repair the interior of a Unit in good order and condition **\$100/week**
3. Failing to maintain, repair or replace the plumbing, heating or air conditioning fixtures; water heaters; fans; lighting fixtures; or appliances and accessories that are in or connected with the Unit**\$500/week, plus cost of remediation or repair**
4. Permitting a nuisance or noxious or offensive activity to be carried on in a Unit or common element..... **\$100/occurrence or \$1,000/week, whichever is greater**
5. Making a structural alteration to a Unit or altering, constructing, or changing the common elements without prior written Board approval
.....**\$1,000/week, plus cost of remediation or repair**
6. Posting or displaying a sign to public view from or on a Unit or the common elements without prior written Board approval **\$25/day**
7. Renting a Unit without providing prior written notice to the Board or in violation of the rental cap provision in Section 7.1.5 of the Bylaws **\$1,800/month**
8. Occupying or using a Unit or the common elements in a manner that could result in the increase of premiums or cancellation of the Association's insurance
..... **\$500/occurrence or \$1,000/week, whichever is greater**
9. Parking of inoperative vehicles or parking of other unauthorized vehicles anywhere on the property without prior Board approval **\$100/day**
10. Unauthorized raising, breeding, or keeping of animals on property or keeping more than four (4) animals (no more than two (2) dogs) on the property **\$100/day**
11. Using a Unit or any part of the common elements as a dumping area for rubbish, trash, garbage, or other waste **\$100/day**
12. Installing a hot tub or Jacuzzi on limited common element decks, balconies, patios or landings **\$100/day**
13. Smoking or vaping in the common elements.....**\$250/occurrence**

14. Littering, leaving, displaying or using cigarette butts (tobacco, marijuana, cloves, etc.), drug paraphernalia, or vaping equipment in the common elements or limited common element decks, balconies, patios or landings **\$250/occurrence or \$1000/week, whichever is greater**
15. Growing, harvesting, smoking, cooking, or using marijuana in a Unit, on the limited common element decks, balconies, patios or landings, or elsewhere in the common elements **\$1000/occurrence**
16. Failing to clean up after an animal who defecates in the common elements **\$200/occurrence**
17. Failing to keep pets on a leash in the common elements or on limited common element decks, balconies, patios or landings **\$200/occurrence**
18. Failing to comply with posted pool rules..... **\$100/occurrence per pool rule**
19. Smoking, eating, drinking anything other than water, bringing pets into, vandalizing, or engaging in excessive horseplay in pool area.. **\$100/occurrence for each type of activity**
20. Bringing a glass container into the pool area..... **\$500/occurrence, plus cost of repair if the pool area is contaminated with broken glass**
21. Placing or storing any items other than patio furniture, charcoal barbecues, satellite dishes and plants with drip containers on the limited common element decks, balconies, patios, landings, stairwells or railings **\$200/occurrence**
22. Hanging any item from the limited common element deck, balcony, patio, landing, or stairwell walls or railings **\$200/occurrence**
23. Installing a satellite dish in the common elements, other than on a limited common element deck, balcony, patio, or landing, or installing a satellite dish on a railing, wall, or into the membrane surface of the limited common element decks, balconies, patios, or landings **\$200/occurrence, plus cost of repair**
24. Other violations of the Declaration, Bylaws, or Rules and Regulations **(per occurrence)** **\$100/occurrence**
25. Other continuing violations of the Declaration, Bylaws, Rules and Regulations **(Per Day)**..... **\$100/day**