

**LOWES FERRY PROPERTY OWNERS ASSOCIATION
PROTOCOLS AND PENALTY SCHEDULE FOR VIOLATIONS TO THE
DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE PLAT OF LOWE'S FERRY**

With respect to recreation and utility trailers:

Owners will be allowed to park recreation and/or utility trailers in their driveways for not more than a maximum of six (6) days during each 6 month period of a calendar year. The six days may be concurrent or spread over the six-month period. This regulation applies to trailers attached to as well as trailers detached from an Owners vehicle. In the event an Owner exceeds this six (6) day allowance, the Board will notify the Owner by email that the timeline has been exceeded, and that a penalty of \$15/day for every day exceeding the six (6) day allowance will commence the day following such e-mail notice.

With respect to construction exceeding twelve (12) months:

In the event an Owner anticipates construction will exceed twelve (12) months, Owner is requested to provide the Board of Directors with written notification of the reasons for such delay and their proposed revised construction timeline. Such notification shall be provided no later than 15 days prior to the original twelve month period. Upon review of the reasons for construction delay, the Board and Owner will agree to a mutually acceptable construction extension. In the event the revised construction timeline is exceeded, Owner shall be assessed a penalty of \$25/day until the Certificate of Occupancy is issued.

With respect to improper outside storage of refuse and garbage containers:

Refuge and garbage cans are permitted outside ONLY during the scheduled day of waste management pick-up. Owners violating this regulation will be provided written notice of non-compliance by e-mail. A penalty of \$10/day will apply for any Owner failing to comply within 24 hours of said notice.

With respect to landscaping:

In the event an Owner fails to provide a landscape plan for approval or is unable to implement the approved plan within twelve (12) months of completion of their home-site, Owner is requested to provide the Board of Directors with written notification of the reasons for such delay and their proposed revised timeline. Such notification shall be provided no later than 15 days prior to the original twelve (12) month period. Upon review of the reasons for delay, the Board and Owner will agree to a mutually acceptable extension. In the event the revised timeline is exceeded, Owner shall be assessed a penalty of \$15/day until the landscaping is complete.

With respect to late/delinquent payment of Dues:

Any Dues received after January 31 and July 31 of each year will be subject to a penalty at a rate of 5% per annum. Such interest rate is applicable retroactive to late payments received after January 31, 2016. The Association retains the right to pursue the collection of all other costs incurred with the collection of any such interest, and to pursue any further remedies as defined and permitted under Clause 8.6.

Penalty Billing

All penalties will be billed at the end of the month in which the violation occurs. Penalties must be paid within 30 days of billing. In the event of non-payment a lien will be placed on Owner's property until such time payment is made in full.