

<b>Rivendell Violation Guidelines - version May 22, 2025</b>		
- Initial violation receives notification of violation, opportunity to cure		
- Repeat of same violation receives fine notice directly		
<b>Type of Violation</b>	<b>Severity Level</b>	<b>Fine Amount Initial Fine</b>
<b>House Appearance/Exterior</b>		
Dirty/stained sidewalk (4.02 c)	1	\$20/10
Mailbox (4.02 c):		
Light out/incorrect bulb	1	\$10/10
Needs painting	1	\$20/10
Needs repair	3	\$100/10
Dirty roof (4.02 b)	2	\$50/10
Dirty Exterior walls (4.02 b)	2	\$50/10
Dirty Soffits, gutters, down spouts (4.02 b)	2	\$25/10
Faded, discolored, chalky, stained or peeling paint (4.02 b)	2	\$100/10
Chipped or cracked stucco, wood, or paint (4.02 b)	2	\$50/10
Dirty, ripped, or missing lanai screen (4.02 b), 1-2 panels	2	\$50/10
Dirty, ripped, or missing lanai screen (4.02 b), more than 2 panels	2	\$100/10
Debris on lot (4.02 c)	2	\$25/10
Garbage & recycling totes are not screened from street/adjacent units (4.02 j)	2	\$25/10
Unapproved signs (4.02 g)	2	\$25/10
Unapproved play structures (4.02 c)	2	\$50/10
Hurricane shutters (4.06)		
Attached outside of hurricane season	3	\$100/10
Non-clear or non-paint color-matching shutters		
Attached more than 2 weeks after hurricane/named storm has passed	2	\$50/10
Attached during hurricane season outside of 10 days of named storm arrival	2	\$50/10
<b>Landscaping (4.02 c)</b>		
Grass height	1	\$10/10
Grass height, excessive	2	\$50/10
Edging	1	\$10/10
Dead or diseased lawn, small area	1	\$25/10
Dead or diseased lawn, large area	2	\$50/10
Grass clippings	1	\$10/10
Weeds, small area	1	\$10/10
Weeds, large area	2	\$50/10
Trees pruned	2	\$25/10
Diseased or damaged trees	2	\$100/10
Tree stumps	2	\$25/10
Flower beds not maintained (mulch, rock, weeds, dead plants)	2	\$25/10
<b>Rental Policy Violation</b>	3	\$1,000
<b>Architectural Standards Violation</b>		
No ARC request submitted for improvement before proceeding		
- Did not violate ARC standards, if had been submitted	3	\$100
- Did violate ARC standards, if had been submitted	3	\$1,000
ARC approved, failure to comply with ARC conditions when making improvement	3	\$1,000
ARC denied request, proceeded with improvement anyway	3	\$1,000

[illegible]