

Muirfield Fine Schedule and Fineable Violations - 2019

Fine Schedule

First Notice: No fine (30 days to Cure)
Second Notice: \$50 Fine (15 days to Cure)
Third Notice: \$200 Fine (15 days to Cure)
Fourth Notice \$500 Fine (15 days to Cure)

Article 1

CC&R Language

Explanation

1.14 Unapproved Structure

No additional buildings, trailer, garage, porch, shed, clothesline, radio, televisions or other antenna or dish, fence sign curbing, paving, wall, roadway, walkway, exterior light, landscape hedge, trees, shrubbery, planting, signboard, or any temporary or permanent living quarters, including house trailers, may be located on the property.

We generally do not get involved in homeowners landscaping unless it is obtrusive. We do not get involved at all with dishes or antennas unless they are placed on the ground or on outside buildings; i.e. sheds

Article 2

2.10 Architectural Review Committee

Homeowners must submit all proposed changes to the property to the Architectural Review Committee (ARC). Tenants must get their homeowners permission to make changes through the homeowner; ARC's will not be accepted or approved if made out by tenant.

Outside property only; primarily, but not limited to: fences, roofs, patios, windows, doors (including garage doors) decks, siding, exterior paint and finishing colors, zero-scaping, etc....

2.20 Arcitecutural Review Items

Awnings, screens, exterior materials (2.6) doors and garage doors treatment by painting unless the original colors are used; approved colors are listed on the website

Outside property only; primarily, but not limited to, fences, roofs, patios, windows, doors (including garage doors) decks, siding, exterior paint and finishing colors, zero-scaping, etc....

2.30	Land Use	Single family dwellings; no industry, business, trade or profession of any kind, whether or not for profit shall be conducted, maintained or permitted on any part of the property, except for using part of the structure as an office.	We do not allow any professional shingles or business signage
2.40	Swimming Pools	No swimming pools, whether "in ground", "above ground" or other type, shall be permitted on any Lot; provided however, that "in ground" pools may be allowed on Single Family lots if all applicable local laws are satisfied and approval of the ARC has been obtained in advance for construction of the pool and fencing and materials.	This includes hot tubs and jacuzzi's
2.70	Temporary Structures	No trailers, basement, tent, shack, garage , or other outbuildings shall be used on any lot	And no outside buildings can be used for housing of any sort
2..9	Clothes Line	No clothes line on any property	Portable clothe racks are permitted
2.10	Traffic View	No structure, landscaping, shrubbery or an other obstruction shall block the clear view of traffic	
2.11	Front Lawn Landscaping	The area within the front of a dwelling shall be kept only as a lawn for ornamental or decorative planting of grasses, trees, and shrubbery. Trees in the green strip between curb and sidewalk are the responsibility of the homeowner whose house owns that property.	These plantings also include flowers. The city does not allow zeroscaping in the strips between sidewalks and streets.
2.12	Fences and Walls	Refer to fence policy on website	

<p>2.13 Neat Appearance</p>	<p>Owner shall at all time maintain their lots and appurtenances therto in good repair and in a state of neat appearance, including, but not limited to, the seeding, watering, mowing and weeding of the yards, keeping all sidewalks neat and clean and in good repair and free of ice and snow, the pruning and cutting of all trees and shrubbery and the painting of all structures on the lot. This includes roofs, porches, posts, fences, patios, and all other sturctures</p>	
<p>2.14 Nuisances</p>	<p>No noxious or offense trade or activity shall be carried on upon any lot. No speakers, horns, whistle, siren bell or amplifier or other sound devices except as used for security purposes. No snowmbiles, go-carts, motorbikes, trail bikes, other loud-engine recreational vehicless or skateboard ramps shall be run nor operated upon any lot or upon any roadways serving the property.</p>	
<p>2.15 Animals</p>	<p>No animals, livestock, poultly of any kind (including pigeons) shall be raised or bred or kept on the property. Household pets are dogs or cats and may be kept provided that they are not kept, bred or maintained for any commercial purpose, and provided that they are kept so as to avoid becoming a nuisance to the neighborhood or to any adjoining property owners, and do not roam unattended on the property. Household pets shall not include minature pigs, horses, or other hybrid livestock or farm animals. Pets shall be registered, licensed and innoculated as required by law. Owners shall be responsible for the immediate clean-up and removal of their pets' waste from any other lot and Common areas.</p>	

2.16	Vehicles	Other than private passenger vehicles , vans, and trucks or permitted commercial vehicles in regular operation, no other motor vehicle or inoperable, unlicensed, unregistered, junk or junked cars or other similar machinery or equipment of any kind shall be kept on the property. RV's and recreational trailers are permitted on single-family detached driveways only. No commercial vehicles over 3/4 ton rated capacity shall be parked on any part of the property. Trailers, buses, tractors or any type of recreational vehicle shall not be parked, stored, maintained or repaired on any Lot or parked upon any Common area parking lot.	No trailers, RV's or campers are permitted to be parked in the driveways of townhomes or any of the common area lots. Common area lots may not be used for auto repair; ie. Oil changes, transmission or engine work, etc....
2.17	Lighting	Exterior lighting shall be directed downward and not directed toward another lot. All wiring on any lot shall be underground.	
2.18	Antennae	No radio aerial, receiving dish, or other aerial antenna except a small dish shall be allowed without ARC approval on any Lot except for the primary house on that Lot.	
2.19	Subdivision	No lot shall be subdivided or conveyed except as currently approved.	
2.20	Signage	For sale signs no larger than 2'X3 are allowed, but no advertising signs shall be placed on any lot.	
2.21	Lease Agreement	All lease agreements for any lot shall be in writing. The minimum term is one-year. Lease agreements without private information (SS number, bank numbers, credit information excepted) must be provided to the property management company each year the rental agreement is initiated or renewed.	

2.22	Trash	No lumber, metal, bulk materials, refuse or trash shall be kept or stored on the property. No burning of trash shall be permitted on any lot. Firewood shall be neatly stacked.	
2.23	Non-Interference with Utilities and Water Systems	No structure, planting or other material shall be allowed to remain on a lot which may damage or interfere with any easement, general maintenance of utilities or sprinkler systems.	