

**NANAWALE COMMUNITY ASSOCIATION'S
SCHEDULE OF CHARGES & FINES 2012**

Annual Assessment Fee Year 2012

\$ 81.00 per lot

CHARGES

Transfer Fee	\$ 200.00 per lot
Lien Release Fee	\$75.00 per lien
Copies - Personal	\$.20 each page
Fax - Incoming	\$.20 each page
Fax – Outgoing	\$2.00
Copies - First copy of Bylaws, Protective Restrictions, etc.	Free
Copies - current & prior year Association Documents	\$.20 each page
Copies - Previous years Association Documents (requiring research)	\$.20 each page +
+ Administrative time costs in 10 minute increments	\$3.00 (10 minute increments)
Administrative Time Charges for review of historical records	\$3.00 (10 minute increments)
Maintenance Personnel Time Charges for work charged to Owners for each person working at site	\$50.00 per hour
Charges for each piece of equipment used on work charged to Owners	\$100.00 per hour each

Enforcement of the *Declaration of Protective Restrictions* and the Association's *Bylaws* is necessary to maintain the quality and appeal of our community. Homeowners and tenants are responsible to know and understand these documents and we ask for your voluntary compliance. ***Fines for violations of Section I.A, Uses of Property and Section II.A-J, General Building Restrictions have separate fine schedule, page 2*** of this document.* For the few members and/or tenants who disregard their obligations to the community, we have adopted the following program for other violations:

- First Notice in 12 consecutive month
 - Courtesy letter requesting compliance
- Second Notice
 - Assessment of fine (assessed quarterly)
- Third Notice
 - Lien against property (if unpaid)

Fine assessed quarterly without notice until corrected.

*See Nanawale Homeowners Association's "Non-compliance Procedures" document at:
www.nanawale.com and click on the link to the document. Copies available at the Longhouse.

Owners may request a hearing before the Board of Directors. In addition to the above notices, State and County Agencies may be notified of the violation.

RR 4 BOX 2250 * PAHOA, HAWAII 96778-9703 808 965-8080

General Building Restrictions

FINES

- | | |
|---|---------------------------|
| 1. Tent or shack without building permit. (does not have modern | \$350.00 per/month |
|---|---------------------------|

plumbing as per county code) (Section I-A and Section II-A).

- 2. Using a tent or other structure for residence with active building permit that is over one year from issue (Section II-A & B) Increased fine is still to be determined. Must have sanitary conditions. **\$150.00 per/month**

- 3. Houses that have permits, but do not have a final after one (1) year. (Section II-B). Increased fine for second year is still to be determined. **\$150.00 per/month**

- 4. Condemned buildings (Section I-A, Section III-B) **\$100.00 per/qtr**

- 5. Houses without a permit (has modern plumbing per county code). (Section II-H) Increased fine for a second year is still to be determined. **\$100.00per/qtr**

- 6. Houses under 880 sq. ft of livable space (lanai square footage counts as livable space, plus you may add 16 feet for washer/dryer in carport (policy adopted by the Board of Directors, July 2008) (Section II C) ***See comments**

*Members approved an amendment to the Bylaws, Article III, Section 1, Subsection C; which grandfather's single family dwellings under 880 sq. ft., which are built to code and have met the County's completion requirements prior to October 2009. See the updated Bylaws for full amendment text.

Extensions may be given at the discretion of the Architectural Committee.

Enforcement to be imposed per Nanawale Association's "*Non-compliance Procedures*". This document can be review and/or printed at www.Nanawale.com - click on the link in the document list.

Enforcement of the Declaration of Protective Restrictions and the Association's Bylaws is necessary to maintain the quality and appeal of this Community and to show consideration and respect to your neighbors. **Fines for violations of Section III-NUISANCE; B-Rubbish and Trash and C-Animals** carries the following fines:

- 1st Offense **\$25.00**
- 2nd Offense **\$50.00**
- 3rd Offense **\$75.00**
- Each occurring offense thereafter **\$100.00**