

VII. FEES, FINES, FUNDS RULES

The property owner is responsible to comply with local utility requirements. Fees shall be submitted to the LLDA Treasurer in the form of a check made payable to the Laurel Lane Development Association (LLDA). This section shall apply to new construction and repairs, work performed by contractors, work performed by homeowners, and to fines referred to in any section of these Rules & Regulations. Failure to pay a fee or fine may result in a stop work order and/or result in the homeowner being classified as a member-not-in-good-standing. Descriptions and amount are as follows:

1. **CAPITAL IMPROVEMENT FEE - \$500**, or an amount equal to the annual improved lot dues for the said year, will be paid to the association at the time of property transfer (within 30 days of the closing). This Capital Improvement Fee will be waived for deed transfers between family members and for LLC's where 75% or more of the owners are the same.
2. **WATER CONNECTION FEE – A \$350 fee is charged for inspection of the new water connection made to the LLDA water main.** Three (3) days notification is required to allow an LLDA Board representative and/or the LLDA water operator to be available to inspect the connection of the water service line to the main water line. An additional fee may be required for inspection by the LLDA Certified Water Operator (checks should be made payable directly to the CWO serving LLDA).
3. **PERMIT APPLICATION FEE – A \$100 permit application fee** is required for all new construction, including homes and garages/out-buildings, and additions. This fee should be included with submittal of the Building Application Form.
4. **FINES – All fines for violation of any LLDA rule shall be imposed according to the following schedule.** Due to safety concerns, fireworks fines start at \$300 and proceed accordingly:
 - **1st violation: \$100**
 - **2nd violation: \$300 – 1st level fine for any fireworks violations**
 - **3rd violation: \$500**
 - **4th violation: \$1000**
 - **5th violation: \$2000**
 - **6th violation+: \$4000 each.**
 - If a property has had a clean record with no violations for 365 days, the fine schedule will reset to \$100.
 - A warning may be issued prior to the 1st violation, when applicable and under discretion of the board
 - Paperwork will be filed with the local magistrate for unpaid fines.
5. **Appeal Process – Violators may appeal to the Laurel Lane Development Association Board of Directors upon receipt of a notice of violation.** An appeal must be initiated by submittal of a written request. The appeal must be received by LLDA within fifteen days of receipt of the violation.

6. The Board reserves the right to classify simultaneous multiple offenses as being more than a single offense. For example, three offenses on the same day could cause the imposition of an \$800 fine with a stop work order being imposed (if applicable). In addition, the Board reserves the right to establish fines for infractions not specifically covered above.
7. The Board reserves the right to institute any type of construction/building deposit allowable under the provisions of PA Title 68, Act 180 - Uniform Planned Community Act.
8. **EMERGENCY FUND** - The Board reserves the right to establish an Emergency Fund for the express use of unanticipated community expenditures.
9. All fees (dues, dock payments, fines, late fees, permit and water connection) paid to the Association are non-refundable.