LANDIN MEADOWS

HOMEOWNERS ASSOCIATION

VIOLATION FEE SCHEDULE & ENFORCEMENT POLICY

Effective Date: September 23, 2026 **Adopted By:** Landin Meadows Board of Directors

PURPOSE

The Landin Meadows Homeowners Association has adopted this Violation Fee Schedule to provide homeowners with clear, consistent, and fair notice regarding enforcement of the Association's governing documents, covenants, rules, and regulations.

LEGAL BASIS / 2026 INDIANA HOA LAW: This Violation Fee Schedule was adopted to implement the new Indiana homeowners association fine-schedule requirements enacted through House Enrolled Act 1115 (HEA 1115), Public Law 155-2026, Section 6, codified at Indiana Code § 32-25.5-3-12. Effective July 1, 2026, IC 32-25.5-3-12 requires an HOA that assesses fines for covenant violations to first adopt a schedule identifying the violations subject to fines, the amount of each fine, any recurring-fine terms, and a maximum aggregate fine for any single violation. The statute also requires notice to the member of the violation, fine amount, and date the fine will be assessed before a fine may be imposed.

FEE SCHEDULE

VIOLATION	FINE PER OCCURRENCE	MAXIMUM FINE
Boats stored or parked in violation of Association requirements	$50	$500
Campers/RVs stored or parked in violation of Association requirements	$50	$500
Yard maintenance violations	$50	$500
Improper trash/recycling bin placement or storage	$50	$500
Portable basketball hoops in violation of Association requirements	$50	$500

Maximum Fine: Fines for a single violation shall not exceed $500.

ENFORCEMENT PROCESS

1. Friendly Notice: The homeowner will first receive a friendly notice identifying the violation and requesting that the violation be corrected.

2. Final Notice: If the violation has not been corrected, the homeowner will receive a final notice advising that a fine may be assessed if the violation remains unresolved.

3. Fine / Invoice: If the violation continues after the applicable notice period, the Association may issue a $50 fine per occurrence and an invoice will be sent to the homeowner. Additional occurrences may result in additional fines, subject to the $500 maximum for a single violation.

APPEAL PROCESS

A homeowner may appeal a violation or fine to the Board of Directors. Appeals must be submitted by email to moriah@abcmanagement.org. The appeal should include an explanation of the circumstances and proof that the violation has been corrected or otherwise resolved, such as photographs or other supporting documentation. The Board of Directors will review the appeal and determine whether the violation or fine should be upheld, modified, or waived.

BOARD APPROVAL

This Violation Fee Schedule & Enforcement Policy was reviewed and adopted by the Landin Meadows Homeowners Association Board of Directors.

This policy is intended to supplement, and not replace or supersede, the Association's recorded covenants, bylaws, rules, regulations, or applicable Indiana law. The Association reserves all rights and remedies available under its governing documents and applicable law.