

All fines are per event/occurrence. In the event a violation is continuing in nature, the fine will renew either daily, weekly, or monthly until the violation is remedied or has ceased. In addition, for each multiple occurrence, a multiple violation penalty may apply.

General Use and Maintenance

		Fine in \$	Renews + Penalty
1	Unsanitary appearance of unit visible from exterior	50	Weekly + 20%
2	Hanging garments, rugs, laundry, sheets, reflective surfaces and other similar items from windows, decks, patios, courts, porches, terraces or outside walls.	50	Weekly + 20%
3	Failure to obtain prior approval for AC window units, large plant containers, awnings, umbrellas or other items permanently placed on the exterior portions of buildings or in any common area, including limited common areas.	100	Monthly + 20%
4	Display or use of signs in violation of house rules	50	Weekly + 20%
5	Damage to common areas or common property	250 plus cost of repairs	Weekly
6	Construction, alteration, painting or modification of any building or lot without prior Board approval.	250 plus cost of repairs	Monthly

Noise and Nuisance

7	Noise Violations		
	First Offense	150	N/A
	Second Offense	250	N/A
	Third (and subsequent) Offense	350	N/A
8	Non-noise violations, including intimidation or threats	250	Daily + 20%
9	Other offensive or unlawful activities	250	Daily + 20%

Parking

10	Parking on driveways or drives other than in "designated parking areas"	50	Daily + 20%
11	Parking of a vehicle in a state of disrepair, or without current license plates or registration	50	Monthly + 20%
12	All other parking violations	50	Weekly + 20%

Please contact the Management Company to report emergencies, violations, or with any other questions or concerns:

CENTURY 21 Northstar
7800 SW Barbur BLVD, Suite 1A;
Portland, Oregon 97219

Phone: (503) 297-1014, Fax: (503) 297-1585
Email: HOA.Clients@Century21.com
Web: www.CapitolHillCondominiums.com

Pets		Fine in \$	Renews + Penalty
13	Animals unattended; animals off leash or tether	50	N/A
14	Failure to pick up animal waste		
	First Offense	50	N/A
	Second Offense	75	N/A
	Third (and subsequent) Offense	100	N/A
15	Keeping animals in excess of a reasonable number of permitted pets	100	Weekly + 20%
16	Other violations of pet covenants and rules	50	Weekly + 20%

Trash

17	Using unit or common areas as a dumping ground	200 plus cost of removal	N/A
18	Discarding items, including cigarettes and ashes, from windows, patios or decks	100	N/A
19	Garbage, trash or other waste not in proper container or otherwise stored improperly	100	N/A

Owners and Rentals

20	Failure to provide property management company with signed copy of the lease or rental agreement, including resident names and contact information, and vehicle information	100	Monthly + 20%
21	Use of unit for non-residential purposes	300	Monthly + 20%

Other

22	Failure to maintain unit or keep in repair	200	Weekly + 20%
23	Other violations of the Declaration, Bylaws or Rules and Regulations of the Association not set forth above	75	N/A
24	Failure to report water, fire, heat, vermin infestations or any other damage to units or appurtenant limited or general common elements within 12 hours of occurrence	500	N/A

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