

FEE MATRIX for NON-COMPLIANCE or RULE VIOLATIONS at BARCLAY PARK CONDOS

- **Inaccurate or Incomplete Owner or Tenant Information** per requirement of BPA Bylaws, e.g., Sections VIII.1 and IX.3, may result in an assessment of \$100 per month to the Unit for each month that the required information is inaccurate or incomplete.
- **Unauthorized Parking** (in excess of provided space) \$25 daily fee. (*Note*: One outside space is provided for owners of Providence, Concord, Greenwich and Bridgeport units; whereas NO outside parking space – except guest or reserved 3rd spaces - is provided to Hartford units, because they have 2-car garages). If the Association declares a Parking Scarcity (by written notice), all residents must use their garages for parking prior to using external spaces.
- **Additional parking space** (3rd vehicle – or temporary non-use of garage) requires Association approval using *Extra Vehicle Application* (see website or office). Cost is \$300 for 6-months or \$480 for 12-months.
- **Failure to provide sublet (lease) agreement** and names of authorized tenants to BPA (agent) shall carry a fee of \$100 (and can be repeated in successive months). Note that all leases are required to include a BPA Addendum; contact the management office to obtain one.
- **Failure to account for and/or correct damage** that you or your property cause to a neighbor's condo – cost is the actual cost of correction plus a minimum of \$100. For example, in Providence units (over ConCORDs), if your upstairs sink overflows or a humidifier drain line related to you're A/C is not properly placed or secure (resulting in damages to the Concord condo below), the full cost of repairs/restoration would be the responsibility of the upper Providence. Note: YOUR homeowner/condo insurance is important for such coverage, less whatever deductible the "H.O.6" policy might have.
- **Unauthorized alteration or installation** (e.g., cable or dish, structural or misc.): \$50 plus costs of removal (repeated monthly, until compliance is achieved or restored).
- **Hardwood Floor in Upper Unit** in violation of Bylaw VI.20 (see 3rd Amendment to Master Deed): \$100 the first month, \$200 the second, \$300 each additional month (applies only to floors above a different unit).
- **Coupon Books for Association fees – and Late Payments (if any)**: \$25 for an annual coupon book, as needed. If monthly payments are made after the 10th, \$25 is the fee (w/ legal costs of lien after the 2nd month).
- **Excessive Speed on Barclay Way**: \$50 (with doubling if second violation is recorded). Note – the motor vehicle speed limit on Barclay Way is 15 miles per hour.
- **Trash or recycling bins left out over 24-hours**: \$25 (with doubling of this fee, if repeated) – OR trash bins may be removed and have to be repurchased from the City.
- **Improper Discarding of trash OR failure to clean-up items left outside** (either on-site or on neighboring properties) \$25 plus the all actual costs of clean-up and proper disposal. (Note: City solid waste can be telephoned; also private firms such as 1-800-GOT-JUNK can help.)
- **Dog feces not picked up**: \$25 (if repeated, fee doubles to \$50 per incident requiring clean-up).
- **Presence of moving truck or on-site POD overnight beyond 24-hours**: \$50 (doubles each day beyond the 2nd overnight).
- **Parking in tow away space** – cost of towing and recovery from the towing company.
- **Leaving Garage Door Open Extended Period(s)** (e.g., overnight) will bring a warning and be followed with a fee of \$25 for a repeat of the closed-garage door requirement (extended periods).
- **Blocking In – or Unauthorized use of another's assigned parking** (in the event a space is assigned): \$25 per incident (\$50 if repeated after first notice and first fee assessed).
- **Determination (by police or other) of infringement on rights to Quiet Enjoyment** of others may be assessed a \$100 fee and/or as prescribed by Law. Note – NOISE ORDINANCE of City of Ann Arbor 10pm to 7am. This specifically prohibits the use of impact exercise equipment (e.g. treadmills) in upper-level units. The treadmill in the clubhouse is available 24/7.

Note: Fees are subject to change by Board action. Unpaid fees result in separate legal charges (which are also a co-owner responsibility, in accordance with the documents and covenants of Barclay Park) – Ver. 2024-05