

VINTAGE GRAND CONDOMINIUM ASSOCIATION
FINE CALCULATION GUIDELINES FOR THE MOST COMMON VIOLATIONS

Approved by the Vintage Grand Board of Directors on June 23, 2022

Item #	Violation Description and Rules and Regulations (R&R) or Declaration Section Reference	Penalty per violating item seen at a location during a field observation by VG staff	Maintenance pick-up/clean-up fee per location	TOTAL FINE FOR 1 ITEM SEEN DURING ONE FIELD OBSERVATION	TOTAL FINE FOR 2 ITEMS SEEN DURING ONE FIELD OBSERVATION	TOTAL FINE FOR 3 ITEMS SEEN DURING ONE FIELD OBSERVATION	TOTAL FINE FOR 4+ ITEMS SEEN DURING ONE FIELD OBSERVATION
MINOR ITEMS GROUPED INTO ONE VIOLATION AND ONE FINE FOR A GIVEN DAY:							
1	Trash bag or item left at unit door R&R D.1	\$30	\$25	\$55	\$85	\$100	\$100
2	Trash bag or item not placed in trash compactor R&R D.3.	\$30	\$25	\$55	\$85	\$100	\$100
3	Recycling bag or recyclable item not placed in recycling bin R&R D.2.	\$30	\$25	\$55	\$85	\$100	\$100
4	Recycling in plastic bag or nonrecyclable material placed in recycling bin R&R D.2.	\$30	\$25	\$55	\$85	\$100	\$100
5	Cardboard box not broken and/or cut down to fit in recycling bin R&R D.2.	\$30	\$25	\$55	\$85	\$100	\$100
6	Non-permitted items in trash compactor, recycling area or bins, or left in bulk-item drop off area R&R D.2 through D.4.	\$30	\$25	\$55	\$85	\$100	\$100
7	Household trash or debris left in construction dumpster R&R D.5.	\$30	\$25	\$55	\$85	\$100	\$100
8	Dog waste not picked up R&R E.2.	\$50	\$25	\$75	\$100	\$100	\$100
9	Non-permitted but non-hazardous items or trash left on balcony or lanai R&R C.1. through C.4.	\$30	NA	\$30	\$60	\$90	\$100
10	Non-permitted but non-hazardous items or trash left on breezeway, sidewalks or grounds R&R A.2., F.4	\$30	\$25	\$55	\$85	\$100	\$100
MORE SIGNIFICANT ITEMS FINED EVERY TIME THEY ARE OBSERVED ON A GIVEN DAY - TREATED AS SEPARATE VIOLATIONS:							
11	Unregistered or aggressive dog on property Declaration 17.3	\$100/ incident	An unregistered (not registered with VG office) or aggressive (attacking or snarling) dog that is seen at different times and/or locations on a given day would cause multiple separate \$100 fines for each time observed				
12	Dog off leash on property Declaration 17.3 and R&R E.1.	\$100/ incident	A dog that is seen off leash at different times and/or locations on a given day would cause multiple separate \$100 fines for each time observed				
13	Feeding of wildlife on property Declaration 17.3	\$50/ incident	A resident seen feeding wildlife multiple times on a given day would receive multiple separate \$50 fines for each time observed				
14	Hazardous item on balcony, lanai, breezeway, sidewalk or grounds (e.g. grills, gasoline cans, bicycles) stored or used outside of areas designated for such items R&R A.2., B.6., B.7,	\$100/ hazardous item	Multiple hazardous items belonging to a resident of a given unit that are seen anywhere on property on a given day will cause multiple separate \$100 fines for each hazardous item observed				