

RULES AND REGULATIONS FINES SCHEDULE
Of the
CLIFF ROSE HOMEOWNERS ASSOCIATION

GENERAL: When a prospective homeowner purchases property in Cliff Rose, he/she agrees to abide by the documents governing the Cliff Rose Homeowners Association. These governing documents are provided to each new homeowner to insure that ignorance of the law is not a factor in non-compliance.

From time to time a homeowner within Cliff Rose subdivision may violate one or more of the terms contained in Homeowners Association governing documents. Because compliance with the contents of these documents is required, and because such compliance maintains the atmosphere and décor that makes Cliff Rose unique, the Homeowners Association Board of Directors is tasked with correcting non-compliance issues. In the event that negotiation with the homeowner in non-compliance does not yield resolution, the Board has no other course of action than to institute a fine. Fines must be paid, and the non-compliance issue(s) must be corrected. Failure to do so will result in court action by the Board.

FINE ADMINISTRATION: The Homeowners Association Board of Directors is not in the business of harassing homeowners for no reason. **Fines are administered only when an impasse between a non-compliant homeowner and the Board has developed. It is the duty of the Board of Directors to respond to neighbor complaints and to insure that violations of the governing documents are corrected in a timely manner.**

Fines are assessed by the Board of Directors in accordance with the **FINES SCHEDULE**, and begin on the day non-compliant homeowners receive an official written notification of violation from the President of the Board (or his/her authorized representative). If fines are not paid and the non-compliance corrected within 30 days of written notification, the applicable fine will double. When the accumulated fine reaches \$500 or more, regardless of time passed, the Board will notify the homeowner in writing that it is instituting court action.

Fines will be owed and continue to accumulate until paid or a court judgment has been rendered. If the non-compliant homeowner corrects a violation prior to trial date, fine accumulation will cease as of the date of correction. Payment of the total fine at that time will avoid a court appearance.

FINE SCHEDULE:

LEVEL 1 VIOLATIONS: Five dollars (\$5.00) per day

LEVEL 2 VIOLATIONS: Ten dollars (\$10.00) per day

LEVEL 3 VIOLATIONS: Twenty dollars (\$20.00) per day

FINE LEVEL DEFINITION:

LEVEL 1:

CC&R (Article, Section 1) requirement of assessment obligation.
Rules and Regulations requirement for trash or recycling containers to be hidden from street view.
CC&R and ACC Criterion requirements for front yard landscaping.
ACC Criterion, Guidelines Exterior Structures requirements (limits outside light brightness and Antennas).
Rules & Regulations requirements for Property Maintenance including vacant lots.

LEVEL 2:

CC&R requirements that pets must not disturb neighbors (no barking dogs).
CC& R requirements regarding unused/unlicensed vehicle and trash storage.
Rules & Regulations regarding vehicle parking.
ACC Criterion, Guidelines for Exterior Color requirements.
ACC Criterion, Guidelines for Fencing requirements.

LEVEL 3:

Common Area Rules and Regulations
Drainage Maintenance Rules and Regulations
ACC Criterion, Guidelines for Design Style, Multi-Store Dwelling, Roofing Materials and Exterior Siding Materials