

Fine Rate Schedule– Effective 01/01/2017

The Fine Schedule for violations of the HOA restrictions is adopted and approved annually. The currently in-effect fine schedule is set by the Board at \$100.00 per month for each violation of every type of violation under the restrictive covenants for the first three (3) months. Each month thereafter, the fine amount will increase by \$100.00.

In general, homeowners are given first a ten (10) day notice to comply before a fine is assessed (unless previous notices for the same violation have been sent to the applicable homeowner within the prior six (6) months). If compliance is achieved, no fine is assessed. Second, a ten (10) day notice letter is sent. If compliance is achieved, no fine is assessed. If full compliance is not reached by the expiration of the 10-day notice period, then third, a thirty (30) day notice to comply or contact the Board of Directors is given. If full compliance or contact with the Board of Directors is not reached by the expiration of the thirty (30) day notice period, a fine is assessed at the rate set forth above monthly for each full or partial calendar month until compliance is reached. This fine is in addition to any amounts owed for violations cured by the HOA and the HOA can elect to cure any such violations and bill the owner for the curative amount incurred.

If the fines are timely paid, no lien is assessed. A lien may be assessed against the property if the fines are not timely paid or an alternative payment schedule is not reached between the board and the homeowner for payment of same.

Alternative Payment Schedule Guidelines

An Owner may make partial payments to the Association for delinquent regular or special assessments or any other amount owed to the Association without accruing additional monetary penalties. (Monetary penalties do not include reasonable costs associated with administering the payment plan or interest.) Such a payment plan shall be as agreed between the Board of Directors and the owner but must comply with the following:

For amounts less than \$500.00	between three (3) – five (5) months
For amounts between \$500.00 and \$5,000.00	between five (5) – twelve (12) months
For amounts more than \$5,000.00	between three (3) – eighteen (18) months

The Association may not allow a payment plan for any amount that extends more than eighteen (18) months from the date of the Owner's request for a payment plan. The Association is not required to enter into a payment plan with an Owner who failed to honor the terms of a previous payment plan during the two (2) years following the Owner's default under the previous payment plan.