

Countryside Heights Homeowners Association

Policy Schedule of Fines

WHEREAS Article VII, Section 1.A of the Bylaws grants the Board of Directors with the power to conduct Association business and to protect community harmony by providing guidelines and procedures to address conditions that disrupt that harmony.

The following Policy Schedule of Fines will be followed.

1. The Board of Directors (or Property Manager) is authorized to enforce the timely assessment payments from owners, compliance with Rules and Regulations and other policies enacted in accordance with the governing documents by assessing monetary penalties against owners, their guests, family and renters who are in violation.

2. Fines for specific offenses are:

CC&Rs	Topic	Per Occurrence	Per Day
Article 2, Section 1	Insurance Rate	\$50.00 Initial Fine	\$50.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 2	Signs	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 3	Animal Nuisance	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 4	Trash Containers	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 5	Mail Boxes	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 6	Vehicles	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 7	Backboards	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 8	Garage Doors	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 9	Aerials	\$50.00 Initial Fine	25.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 10	Nuisances	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given

Article 2, Section 11	Unsightly Articles	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 11	Vehicles - RV, Boat, Trailer Parking	\$150.00 Initial Fine	\$15.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 12	Disease and Insects	\$50.00 Initial Fine	\$15.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 13	Drainage	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 14	Improvements and Alterations	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 15	Public Access Easement	\$50.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 16	Utility Easement	\$50.00 Initial Fine	\$50.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 17	Electrical Service and Telephone Lines	\$50.00 Initial Fine	\$50.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 2, Section 18	Right of Inspection	\$25.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given
Article 3, Section 01	Private Residential Purposes	\$50.00 Initial Fine	\$10.00 per day for every day of non-compliance non-compliance after a ten (10) day notice given

3. All unpaid fines are subject to the Collection Policy.

4. Appeal Process. Any Owner receiving a Rules Violation Notice who believes no violation occurred or believes there are extenuating circumstances for the Board to consider, may submit a written explanation to the Board of Directors (or Property Manager). The owner will be given an opportunity for a hearing and no enforcement fee will be imposed until after the hearing.