

THE SPRINGS HOA FINE SCHEDULE

1. General Enforcement.

A. After the due process procedures in Article V of The Springs' Owners Handbook ("Handbook") are implemented, a fine in the amount of \$100.00 for failure to comply with a provision of the Community Documents will be imposed. For continuing violations, an additional \$100.00 fine will be imposed each month without proration until the violation is cured. A different fine schedule applies for certain violations that are enumerated below in "Enhanced Enforcement," including if the violation continues for a period exceeding 6 months from the date of the first assessed fine.

B. Possible violations include but are not limited to:

1. Paint and stain non-compliance.
2. Failure to maintain Dwelling Unit or other structures.
3. Failure to maintain yard.
4. Side walk obstruction.
5. Feeding birds or other wild or feral animals on a Lot.
6. Nuisances as identified in 10.16 of the Declaration of Covenants, Conditions & Restrictions ("CC&Rs")

2. Enhanced Enforcement:

A. The following violations of the Community Documents shall be subject to Enhanced Enforcement:

1. Unauthorized changes to the Dwelling Unit [CC&Rs Article 4]
2. Running an unauthorized business out of the home [CC&Rs 10.5, 10.10.10.16; Handbook 2.3]
3. Vehicle Use, Parking & Storage Violations [CC&Rs 10.25; Handbook 2.12]
4. Age Restriction Violations [CC&Rs Article 2; Handbook 2.1, 2.16]
5. Rental Property Violations [CC&Rs 10.17; Handbook 2.16]
6. Any other violation that is not rectified for more than six (6) months past the date of initial fine.

B. After the due process procedures in Article V of the Handbook are implemented, a fine in the amount of \$500 per month will be imposed for each subsequent month of violation or a repeat of the violation within a year from the initial notice of violation, until resolved. Other remedies for compliance may be sought by the Board as allowed by law. Any violations of the same CC&Rs provision or Rule within a 12-month period will cause the fine be reactivated and will be treated as a continuation of the original violation without the requirement of re-issuing letters of warning. The Board and/or ARC may add additional categories of violations to this Section from time to time as deemed necessary.

C. The purpose of Enhanced Enforcement is to motivate any Owners that fail to remedy violations of the Community Documents within six (6) month from the date of the first assessed fine; have caused violations that are especially egregious to their neighbors; and/or cause a condition that creates a hazard, impairs neighbors from enjoying their property or Association property, to cease and desist the violation(s) for which they have been cited immediately. Painting & house structural violations are given a year to comply, with other violations receiving one month to comply before receiving their first fine demand notice.

3. General Provisions:

A. Fines are cumulative and a late fee shall be added in the amount of \$15.00 for each installment of fine that is not paid within 30 days after its stated due date.

B. Owners will be responsible to reimburse any costs of collection in addition to fines and late fees.

C. If it becomes necessary for the HOA to exercise "self-help" for failure to maintain a Lot [Sections 4.11.1 and 9.4 CC&Rs and 5.1E of the Handbook], a fee of 25% or \$25, whichever is more, will be assessed against the Owner, in addition to the actual cost of correction.

D. If an Owner files a formal objection to a notice of violation, as set forth in the Enforcement Policy in Article V of the Handbook, collection of fine and other enforcement procedures will be suspended until the ARC or BOD rules on the specific case. However, fines will continue to accrue as set forth in this Schedule at their normal rate and will be collectible if the ruling goes against the Owner.