

Vista del Cerro (VdC) Fees, Fines & Deposits - Revised 12/21/13

Fees & Deposits

Item	When Due	Amount	Who Pays	Directions & Misc.
New Home Construction Plan Review, Approval & Oversight	Prior to construction when applying for approval of construction project (Includes landscaping)	\$750.00 Fee	Lot Owner	Submit with completed ARC* Construction Application Form. Non-refundable.
Construction Performance Deposit	Prior to construction when applying for approval of any construction or landscaping project that alters the exterior of the property or that affects VdC Common Areas	Varies, up to \$10,000 deposit	Lot Owner	Submit with completed ARC Construction Application Form. Deposit may be refunded in full or part when finished project is approved by ARC.
Membership Transfer	When transferring Lot Ownership	\$300.00 Fee	Lot Owner (Seller)	Collected by Escrow Company
Annual Membership Dues	June 1 of each year. Past due on June 16 th Note: Dues may change yearly as directed by VdC Board	Amount determined by VdC Board of Directors	Lot Owner	Mail check to VdC Treasurer with VdC Lot number and street address

Fines

Violation	When Applied	Fine	Who Pays	Misc. – Late Fees, etc.
Excessive noise	When violation continues 10-days after the date set forth in VdC Board's written requirement to correct	\$25.00 Fine	Lot Owner	<p>If violation continues 10-days after the date set forth in VdC Board's written requirement to correct, a fine of \$25.00 will be imposed and the Lot Owner will have another 10-days to correct the violation</p> <p>Fine/s are considered delinquent 15-days after they are imposed</p> <p>Note the Lot Owner will incur additional fines of \$25.00 for every 10-days thereafter that the violation continues to exist. No limit is set to the maximum fine that may accrue.</p>
Loose dogs/cats in violation of CCR&Rs				
Parking of vehicles in violation of CCR&Rs				
Excessive debris in violation of CCR&Rs				
Violation of any CCR&R provision not noted individually on this schedule, including criminal activity				

* ARC: Architectural Review Committee

NOTE: FEES AND/OR FINES ARE SUBJECT TO CHANGE FROM TIME TO TIME BY THE VdC BOARD OF DIRECTORS FOR THE SAFETY OF VdC RESIDENTS AND GUESTS AND TO MAINTAIN THE AMBIANCE OF OUR COMMUNITY

Fines - Continued

Violation	When Applied	Fine	Who Pays	Misc. – Late Fees, etc.
Failure to remove dead brush or trees in violation of the CCR&Rs.	10-days after the date set forth in VdC Board's written requirement to remove trees	\$25.00 Fine	Lot Owner	<p>If dead brush or trees have not been removed after 10-days past the date set forth in VdC Board's written notice, the initial fine will be imposed, and in addition, the Lot Owner will incur late fines of \$25.00 for every 10-days thereafter that violation continues to exist and/or initial fine was not paid.</p> <p>No limit is set to the maximum fine that may accrue. VdC Board has the right to hire a professional service to remove dead brush or trees for safety reasons if the Lot Owner fails to do so and then charge the Lot Owner for that service plus any fines or late fees incurred due to the violation.</p> <p>Fine/s are considered delinquent 15-days after they are imposed</p>
Failure to repair a leak or drainage issue that is causing property damage or health/safety concerns and/or to repair property damage caused by the leak or drainage issue.	When leaks or drainage problems continue 10-days after VdC Board's written requirement to correct and/or to correct property damage that has not been remedied to the satisfaction of the ARC.	\$25.00 Fine	Lot Owner	<p>If the leak or drainage violation continues more than 10-days after the date set forth in VdC Board's written notice, the initial fine will be imposed, and in addition, the Lot Owner will incur late fines of \$25.00 for every 10-days thereafter that violation continues to exist and/or initial fine was not paid. No limit is set to the maximum fine that may accrue.</p> <p>Note: Lot Owner may be held responsible for damage to VdC common area or another Lot Owner's property caused by leak or drainage issue</p> <p>Fine/s are considered delinquent 15-days after they are imposed</p>
Annual Member dues are due by June 1st of each year	<p>Annual dues are deemed delinquent if not received by June 16th of each year.</p> <p>No written or verbal notice is required.</p>	\$25.00 Fine	Lot Owner	<p>A fine of \$25.00 will be imposed if Annual Member Dues are not received by July 1st.</p> <p>Additionally, for each month thereafter that Annual Member Dues are not received the Lot Owner will incur a charge of \$25.00. No limit is set to the maximum fine that may accrue.</p>
Performing construction work or using construction methods or materials not approved by the ARC	<p>Varies, depending on the scope and impact of the violation.</p> <p>Severity determined by the ARC.</p>	Up to \$100 per day until violation is corrected to the satisfaction of the ARC	Lot Owner	Board can require Lot Owner to remove or remedy non-approved structure, landscaping, object, etc. at the Lot Owner's expense

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