



## **SCHEDULE OF FINES**

WHEREAS, Article XI, Section 1, and Article VIII, Section 1(g) of the Declaration of Covenants, Conditions and Restrictions (CC&R) of the Raintree Homeowners Association, Inc. grants power to the Association to enforce applicable provisions of the Declaration regarding all restrictions, conditions, covenants, reservations, liens and charges; and

WHEREAS Article VI Section 2, of the By-Laws grant the Board of Directors with the power to conduct Association business and to promulgate and enforce rules:

LET IT BE RESOLVED THAT the following Schedule of Fines will be followed:

1. The Board of Directors is authorized to enforce timely assessment payments from owners and 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 VIOLATIONS:
  - 2.1. ARCHITECTURAL
    - 2.1.1. ARCHITECTURAL STANDARDS COMMITTEE (ASC) APPROVAL. Architectural changes started without prior approval from the ASC:  
**\$200 Fine per occurrence.** Fine assessed after First Notice of Violation.
    - 2.1.2. EXPIRATION OF ASC APPROVAL. Architectural deadline for completion of improvements has expired and no extension of time has been requested from the ASC:  
**\$150 Fine per occurrence, plus \$5 per day** for each day in which the violation remains uncorrected. Fine assessed after First Notice of Violation.
    - 2.1.3. ARCHITECTURAL RULES AND REGULATIONS. Items or actions in non-compliance with Architectural Rules:  
**\$150 Fine per occurrence, plus \$10 per day** for each day in which the violation remains uncorrected. Fine assessed after two (2) notices of Violation.
  - 2.2. COMMON GROUNDS. Items or actions in non-compliance with Park Rules and Regulations. Specific fines are as follows:
    - 2.2.1. PET VIOLATIONS. Failure to pickup pet fecal matter or violation of the leash law on common grounds:  
**\$50 Fine per occurrence.** No Notice of Violation will be given.
    - 2.2.2. TRASH. Trash or litter left on the common grounds:  
**\$50 Fine per occurrence.** No Notice of Violation will be given.
    - 2.2.3. PROPERTY DAMAGE. Destruction, damage or marring of equipment, property or landscaping on the common grounds:  
**\$300 Fine per occurrence, plus all costs of repair or replacement.** No Notice of Violation will be given.
  - 2.3. NUISANCES. Minor infractions of the Rules, By-Laws, and/or the CC&Rs including, but not limited to:
    - a) Trash containers violation or burning of trash;
    - b) Accumulation or storage of litter, building materials or trash of any kinds;
    - c) Signs erected, posted, or displayed on any Lot;
    - d) Yards, decks, porches and patios not maintained in a neat, safe, and orderly manner;
    - e) Noise nuisance between 11:00 p.m. and 9:00 a.m.**\$50 Fine per occurrence, plus \$5 per day** for each day in which the violation remains uncorrected. Fine assessed after First Notice of Violation.



## RAINTREE HOMEOWNERS ASSOCIATION, INC.

### POLICY RESOLUTION 2018-01

2.4. PARKING VIOLATIONS. Parking in violation of the Parking Policy:

**\$75 Fine per occurrence, plus \$10 per day** for each day in which the violation remains uncorrected. Fine assessed after First Notice of Violation.

3. PER DAY FINES will cease when either the ASC re-inspects the violation and issues a written approval to the owner or the Appeal Board issues a ruling for the homeowner.
4. BILLING AND PAYMENT OF FINES. All Fines will be billed monthly and are due and payable within 30 days of invoice date. For late fees, non-sufficient funds and interest charges see the Collection Policy.
5. UNPAID FINES are subject to the Collection Policy.
6. REPEATE VIOLATION. Any Owner that received 3 or more violation notifications for the same violation, over the course of their ownership in the Raintree Homeowners Association, shall be subject to an immediate **\$500 fine per occurrence, plus \$15 a day** until the violation is corrected.
7. APPEAL PROCESS. Any Owner receiving a fine who believes no violation occurred, may submit a written explanation to the Board of Directors. Upon the Board's receipt of a written Appeal from the Homeowner, the Board will suspend the assessment of additional 'per day' fines.

Fines classified as 'per occurrence' fines are not subject to suspension and repeat violations will result in additional fines if a like violation is under appeal.

All unpaid 'per day' and 'per occurrence' fines that have been assessed prior to the date of the Homeowners written appeal remain the responsibility of the Homeowner and will continue to accrue interest and late fees unless paid in full.

The Board will review the Appeal and will make a determination regarding the violation in question. The Board will notify the Homeowner of their decision within 15 days of receipt of the Appeal.

Should the Board rule for the homeowner, written notification will be provided to the Homeowner, and all fines and fees previously paid for this violation will be refunded to the Homeowner.

Should the Board rule against the homeowner, written notification will be provided to the Homeowner and the assessment of fines will resume as of the date of the notification. The fines will continue to be assessed until the violation is remedied.

Originally recorded in the Minutes: April 22, 2003 and adoption on: May 24, 2003 by Brent J. Leib. President - Board of Directors

Recorded in the Minutes:

Adopted on: April 19, 2018

By President: Stephen Milwicz