

## Goat Peak Ranch Owners Association Schedule of Fines and Fees

Pursuant to Article V, Section 3 of the Bylaws of Goat Peak Ranch Owners Association (the “**HOA**” or the “**Association**”), the Board of Directors duly adopted this Schedule of Fines and Fees in order to enforce the HOA’s Protective Covenants, the Articles of Incorporation, the Bylaws of the HOA, and other rules and regulations as adopted by the Board of Directors (collectively, the “**Governing Documents**”). The Board of Directors shall use the following schedule of fines and fees for any violations of the foregoing:

Violation	Fee Imposed
Sec 4. Use of trailers and campers must be discontinued at least 5 months a year.	\$50.00 per day of continued violation following receipt of notice of the violation by the Board of Directors
Sec 5. No vehicle shall be abandoned or dismantled on any tract	\$50.00 per day of continued violation following receipt of notice of the violation by the Board of Directors
Sec 7. Tracts shall be free of junk, rubbish, garbage, etc.	\$50.00 per day of continued violation following receipt of notice of the violation by the Board of Directors
Sec 8. No animals for commercial purposes. No swine or fur bearing animals for commercial purposes.	\$50.00 per day of continued violation following receipt of notice of the violation by the Board of Directors
Sec 12. No vehicles parked on roads or right of ways.	\$50.00 immediately per occurrence after being confirmed and documented by a member of the GPR board
Sec 13. Recreational vehicles on GPR roads for ingress and egress only. No activity on any tract that becomes an annoyance or nuisance,	\$100.00 immediately per occurrence after being confirmed and documented by a member of the GPR board
Sec 14. No Hunting or Target Shooting within the plat known as Goat Peak Ranch and Bylaws Article iX Section 6 Discharge of firearms prohibited.	\$200.00 immediately on first occurrence after being confirmed and documented by a member of the GPR board. Fine to double from previous occurrence upon any subsequent occurrence. i.e. \$400 on 2nd occurrence , \$800 on 3rd occurrence, etc.

Bylaws Article IX Section 5. Fireworks Prohibited	\$500.00 immediately on first occurrence after being confirmed and documented by a member of the GPR board. \$1,000 on any subsequent occurrence.
Interest, late charges, and NSF fees for overdue assessments and other payments	As set forth in the HOA's Collection Policy
Attorney's fees and other expenses incurred in collection of overdue balances	As set forth in the HOA's Collection Policy

Any violation not specifically called out in this schedule will be subject to a fine of \$100 a day.

The board will provide notification via email or mail on initial recognition of the violation. The board will inform the property owner as to any time being granted, i.e. 30 days, to come into compliance before incurring daily fines.

Fines are due within 30 days of being issued. Failure to pay will result in a lien being placed on the property owner where the violation is occurring.

Any and all legal fees associated with the enforcement and collection of the fines issued will be the responsibility of the property owner where the violation is occurring.

This Schedule may be amended, modified, or deleted by the Board of Directors at any time or times by action duly approved by a majority of the Board of Directors.

DATED EFFECTIVE the 1st Day of March, 2021

Amended on 6th Day of June, 2024