

Schedule of Fines/Penalties

Cedar Lake Estates Property Owners Association

This schedule of penalties is IAW Article IV, 3b, and Article XVI of the CLE POA Bylaws. The purpose is to set reasonable fines and penalties for non-compliance of the CLE POA Covenants and Bylaws.

Categories of offenses and fines are as follow:

Minor Offense (improper care of lawns/lots, creating/maintaining a nuisance, failure to control pets etc):	1 st Violation - \$25 per day 2 nd Subsequent Violation - \$50 per day 3 rd Subsequent Violation - \$75 per day
Medium-Level Offense (proceeding with home improvement without AC approval, non-compliance with landscaping requirements, etc).	1 st Violation - \$75 per day 2 nd Subsequent Violation - \$100 per day 3 rd Subsequent Violation - \$150 per day
Major Offense (proceeding with home construction without AC approval, maintaining a health or environmental hazard to HOA residents, etc):	1 st Violation - \$300 per day 2 nd Subsequent Violation - \$300 per day 3 rd Subsequent Violation - \$500 per day

Enforcement Process

First Notice:

When the Board receives a report of a violation of the CC&Rs, Bylaws or Rules, it will send a letter to the residents bringing to their attention the violation. The letter will quote the pertinent Covenant, Bylaw, or Rule, ask that they cease any such activity and/or take action, as well as set a date by which time the condition must be remedied and come into compliance. It will not discuss fines, liens or other forms of enforcement.

Second Notice:

If a prohibited condition is not corrected, the Board will send a letter to the residents stating the nature of the violation, quote the pertinent Covenant, Bylaw, or Rule and notify them of the potential fine and methods of enforcement available to the Board. The letter will also set a date by which time the condition must be remedied.

Third Notice:

Upon a third notice of a prohibited activity, the Board may impose a fine against the residents in the amount given in the table above. Subsequent violations of the same Covenant, By-Law or rule are subject

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to fine increases up to the maximum in the table above for each occurrence. In the alternative the Board may take action to remedy the violation and bill the residents for the costs or seek injunctive or other legal relief.

Hearing:

An appeal/hearing request must be submitted in writing to the Board, within 10 business days from the date of the notice of the violation letter. The notified residents may address the Board and present their case regarding the violation at the first Board meeting following the receipt of the notice. If the residents choose to appear before the Board, it will hear them and any other concerned persons. ***Following the hearing, or after the latter Board meeting, if the residents choose to not appear, the Board shall render a decision and such decision shall be final.***

Collection of Fines and Costs:

If the residents refuse to pay the fines or costs, the Board may turn the debt over to the means granted in the Covenants and Bylaws to recover the fines and costs or place a lien against the property to recover all such fines and costs.

Exceptions:

Certain violations may be so obvious and egregious that the Board has the authority to forego the above stated procedures and take immediate action. Those violations are ones that place the health, safety or welfare of our residents in danger.