

**BELL CANYON ASSOCIATION ARCHITECTURAL COMMITTEE FINE SCHEDULE (this schedule does not preclude legal action)**

Violation <sup>1</sup>	Violation which is not stopped within 24 hours of notice	Violation which is not corrected within 7 days of notice	Violation which is not corrected within 15 days of notice	Violation which is not corrected within 90 days of notice	Violation which is not corrected within 180 days of notice	Violation which is not corrected within 270 days of notice	Violation which is not corrected within 360 days of notice
1. Violation of the fencing policies, including the failure to install, maintain or repair fencing, as identified by Architectural Committee. See Illustration #1 below (see attached).				\$250	\$500	\$1,250	\$1,250
2. Failure to maintain approved structures on property.				\$250	\$500	\$1,250	\$2,500
3. Failure to commence, maintain or complete landscaping.				\$250	\$500	\$1,250	\$2,500
4. Outside storage excepting materials necessary for approved construction project, as specified in Clause III, Section 9 of the CC&Rs.				\$250	\$500	\$1,250	\$2,500
5. Failure to maintain construction site in accordance with established Bell Canyon standards, including CC&Rs architectural rules.		\$250	\$375	\$500	\$875	\$1,250	\$2,500
6. Failure to maintain, repair or replace name signs and/or mailboxes.				\$25	\$50	\$125	\$250
7. Working under an expired construction permit.				\$250	\$500	\$1,250	\$1,250
8. Failure to complete construction in accordance with approved plans.				\$250	\$500	\$1,250	\$1,250
9. Violating a Stop Work Notice issued by the Association.	\$250	\$500	\$687.50	\$875	\$1,250	\$2,500	\$3,750
10. Working outside published work hours. (Per occurrence after first warning)	\$250						

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11. Using an approved address to obtain gate access for contractors and concrete trucks to a property which is not on the approved list. (Per occurrence after first warning)	\$250						
12. Commencing construction or property improvements without obtaining Architectural Committee approval for items that comply with the Standards and are approvable by the Architectural Committee after-the-fact (fines will cease to accrue if plans are submitted and work stops). See Illustration #2 below (see attached)	\$250	\$375	\$500	\$875	\$1,250	\$2,500	\$3,750
13. Commencing construction or property improvements without obtaining Architectural Committee approval for items that do <b>not</b> comply with the Standards (fines will cease to accrue if work stops, other than removal of improvements and/or restoration of site to previous approved condition begins) <sup>2</sup>	\$500	\$687.50	\$875	\$1,250	\$2,500	\$3,750	\$5,000
14. Deviating from a plan approved by the Architectural Committee without first obtaining approval from the Committee -- for items that comply with the Standards and are approvable by the Committee after-the-fact. (fines will cease to accrue if plans are submitted and work stops)				\$250	\$500	\$1,250	\$2,500

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15. Deviating from a plan approved by the Architectural Committee without first obtaining approval from the Committee - for items that do not comply with the Standards (Fines will cease to accrue if work stops, other than removal of improvements and/or restoration of site to previous approved condition begins)	\$500	\$687.50	\$875	\$1,250	\$2,500	\$3,750	\$5,000

**Illustration #1:** To illustrate the application of the fine schedule to fencing violations, if the Committee sends notice of an alleged violation of the fencing policies, no fine will be imposed if the alleged violation is corrected within thirty (30) days of the day of the notice is sent in accordance with the Association's Rules Enforcement Procedures (REP). If, after the hearing required by the Association's REP, the Committee determines as true that a fencing violation exists and that the violation was not corrected within 30 days of notice, a fine of \$500.00 will be imposed. If the violation is not cured within 60 days of notice, a second fine of \$1,000.00 will be imposed, for a total fine for the particular violation of \$1,500.00. The maximum total fine for fencing violations can be \$9,000.00.

**Illustration #2:** If the Committee sends notice of an alleged violation consisting of the commencement of construction without having first obtained the Committee's approval of the construction for items that comply with the standards, no fine will be imposed if work on the allegedly unapproved construction stops within twenty-four (24) hours of the time notice is sent in accordance with the Association's Rules Enforcement Procedures (REP); if the Committee determines as true the existence of the alleged violation and the work does not stop within that time period, a fine of \$500.00 will be imposed; if work does not stop within seven (7) days of the day notice is sent in accordance with Association's REP, an additional fine of \$750.00 will be imposed, for a total of \$1,250.00. Additional fines will be imposed as indicated by the schedule if the unapproved work does not stop and complete plans and specifications in accordance with the Committee's Rules are not submitted for construction within the indicated time periods. The maximum fine for this type of violation can be \$19,000.00.

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<sup>1</sup>This schedule shows when a monetary penalty (a fine) will be imposed if, after notice and hearing, the Architectural Committee determines as true the existence of an alleged violation of the CC&R's or the Committee's Rules. NOTICE: The fines indicated on this schedule are in addition to any action that may be taken pursuant to the instruction of the Board of Directors to remove the lot in question from the Approved Construction List. It is the property owner's responsibility to notify the BCA office when a violation has been cleared.

<sup>2</sup>Removal of the improvements and/or restoration of the site to its previous approved condition will be required in addition to any fine imposed.