



The Hills of Neskowin Owner's Association  
Fines Resolution  
Exhibit I

**Schedule of Fines**

This document includes but is not limited to the most common violations resulting in assessed fines. All CC&R, Bylaw or Rules and Regulations violations not explicitly listed below will result in fines between \$100 and \$500 per violation. The maximum fines assessed to an individual property is limited to \$10,000.

All costs incurred by the Association to enforce violations, collect fines or enforce compliance shall be the sole responsibility of the homeowner.

Fines originate at the date of the first violation, not the date of contact or hearing. Violations continuing beyond 30 days will progress to multiple offense fines until corrected. Repeated violations occurring within 365 days from the initial violation will be escalated according to the Schedule of Fines.

	<b>First Offense</b>	<b>Second Offense</b>	<b>Third Offense</b>	<b>Additional Offenses</b>
<b>Class A</b>	\$500.00	\$1,000.00	\$2,000.00	\$4,000.00
<b>Class B</b>	\$150.00	\$300.00	\$600.00	\$1,200.00
<b>Class C</b>	\$25.00	\$50.00	\$100.00	\$200.00

**Class A Fine Applicability**

	<b>First Offense</b>	<b>Second Offense</b>	<b>Third Offense</b>	<b>Additional Offenses</b>
<b>Class A</b>	\$500.00	\$1,000.00	\$2,000.00	\$4,000.00

- 5.1 Structures Permitted, Monthly
- 5.2 Residential Use, Monthly
- 5.3 Rental of Homes, Daily
- 5.12 Manufactured Dwellings Excluded, Weekly
- 5.17 Plan and Exterior Color, Monthly
- 5.18 Roofing Materials, Monthly
- 5.21 Animals (attack related). Per incident.
- 5.22 Height (Building), Monthly

**Class B Fine Applicability**

	<b>First Offense</b>	<b>Second Offense</b>	<b>Third Offense</b>	<b>Additional Offenses</b>
<b>Class B</b>	\$150.00	\$300.00	\$600.00	\$1,200.00

- 5.4 Offensive or Unlawful Activities, Daily
- 5.5 Maintenance of Structures and Grounds, Weekly
- 5.6 Parking, Daily
- 5.9 Completion of Construction, Monthly
- 5.10 Landscaping Completion, Monthly
- 5.11 Temporary Structures, Monthly
- 5.13 Fences, Monthly
- 5.15 Service Facilities, Monthly
- 5.16 Antennas and Satellite Disks, Monthly
- 5.19 Outdoor lighting, Monthly
- 5.23 Vegetation, Monthly
- 5.24 Riparian Zone, Monthly
- 7.5,8.3, 8.7 Non-payment of Dues, Assessments and Fines
- 8.2 Non -qualifying Improvements and Violation of Use Restrictions

**Class C Fine Applicability**

	<b>First Offense</b>	<b>Second Offense</b>	<b>Third Offense</b>	<b>Additional Offenses</b>
<b>Class C</b>	\$25.00	\$50.00	\$100.00	\$200.00

- 5.7 Signs, Daily
- 5.8 Rubbish and Trash, Daily
- 5.14 Newspaper Boxes, Weekly
- 5.21 Animals (not attack related). Per incident.