

June 1, 2019
Effective Date

**Price Hills Owner's Association
COVENANT VIOLATION FINE STRUCTURE POLICY**

The following policy is a general guideline of the process through which a general fine structure will be implemented for the enforcement of covenants lacking a fine structure.

Covenants Referenced

The Price Hills Home Owners Association Covenants & Bylaws allows for the Board to take such action as it deems necessary, including the taking of legal action and initiating suit to enforce the Declaration of Covenants, Conditions and Restrictions, including Design Guidelines.

Failure to pay assessed fines, HOA dues or interest on accounts will lead to a lien placement of the property. The owners of record will also be charged filing fees, certified mailing fees and professional fees.

Storage Fine Structure Policy

The Owner of any Lot that is storing any Property in violation of Covenants will be subject to the following fines if the violation is not cured within 48 hours of receiving a certified mail notice from the Association. For example, the owner received a violation letter for storing a second camper along with a trailer on their property in May, the owner is not entitled to a subsequent courtesy letter in August if they are now found storing an inoperable vehicle outside of an enclosed garage.

- **First Offense:** **\$50.00 per day that the property remains stored in violation**
- **Second Offense:** **\$100.00 per day that the property remains stored in violation**
- **Third Offense and thereafter:** **\$150.00 per day that the property remains stored in violation**

Construction Fine Structure Policy

If any structure is begun and is not completed in accordance with the Covenants, lot owners will be subject to the following fines within one month of receiving a certified mail notice from the Association. For example, the owner receives approval for construction March 5th and commences construction with excavation and the pouring of foundation September 1st of the same year. Construction resumes after the winter months in June of the following year. The owner goes into October without the garage or landscaping being completed. The owner will begin receiving monthly fines of \$500.00 in October going up to \$1000.00 per month in March of the following year.

- **12 Months of the commencement of Construction:** **\$500.00 per month until completed**
- **18 Months of the commencement of Construction:** **\$1000.00 per month until completed**

- **24 Months of the commencement of Construction:** **\$1500.00 per month until completed**
- **Any erected structure without approval:** **\$5000.00 fine in combination of any expenditures of action taken to make property harmonious with other properties**

General Fine Structure Policy

The Price Hills Home Owners Association has elected to utilize a general fine structure to enforce covenants that lack a specific fine structure in the Declaration of Covenants, Conditions and Restrictions.

The following fine structure will be implemented as a general fine structure for those covenants that do not currently have a fine structure in place:

- **First Offense:** **Courtesy Warning Letter**
- **Second Offense:** **\$15.00**
- **Third Offense:** **\$25.00**
- **Fourth Offense:** **\$50.00**
- **Fifth Offense & Thereafter:** **\$100.00**

First Offense.

Property Owners are subject to the above fines if the violation is not resolved within 10 days of receiving the courtesy warning letter by mail or email if previously approved by property owner. Notice of violation is considered received within 24 hours of date of violation letter. An owner shall only receive one courtesy warning letter per violation type. For example, the owner receives a violation letter for waste not being properly disposed of in May he/she is not entitled to a subsequent violation letter in August if they are leaving waste out again. However, if the owner receives a courtesy letter in August if they are leaving waste out, he/she shall be entitled to a courtesy letter in August for yard maintenance. Written plans of compliance will be considered by the board of directors.

Second Offense.

If the violation is not cured within 10 days the second offense fines will be imposed and the violator will have 7 days to resolve the violation.

Third Offense.

If the violation is still not resolved the third offense fines will be imposed and the violator will have 7 days to resolve the violation.

Fourth Offense.

If the violation continues to not come into compliance the fourth offense fines will be imposed and the violator will again have 7 days to resolve the violation.

Fifth Offense & Thereafter.

If the violation continues the fifth offense fines will accrue each day until the violation is resolved.

Amendment.

This policy may be amended from time to time by the Price Hills Home Owners Association Board of Directors.

Tanya Gonzalez
Name

Agent for SKS Land Company
Position

Tanya Gonzalez
Signature

April 30, 2019
Date