



## **Covenants Rules**

*Procedures and Restrictions for Land Use These Covenants Rules, including Fine Schedule, constituting a part of the Association Rules, were originally approved by the Board of Directors on March 29, 1997, to become effective on May 1, 1997.*

### **Table of Contents**

I. Rules Enforcement	2
II. General Common Area Property and Amenity Rules	2
III. Amenity Usage and Conduct Rules	3
IV. Private Property Rules	4
V. Covenants Enforcement Procedures	8
VI. Schedule of Fines and Penalties	10
VII. Alternative Remedies	10

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be given the same meaning.

## VI. SCHEDULE OF FINES, PENALTIES

The Covenants Committee will hear and decide cases involving alleged violations of the Governing Documents and Covenants Rules. If a Member is found to have violated a provision of the Governing Documents or a Covenants Rule, the Member may be fined and/or have his/her access to amenities abridged according to the following schedule and the provisions of the Governing Documents.

**Collection of Fines.** Coincident with the mailing of a notice of hearing decision, staff will provide written notice to the Accounting office, which shall include the owner's name, unit and lot numbers of the property and fine amount. The Accounting office will follow proper procedures regarding notification and collection of fines.

**Alternative Corrective Actions.** The Hearing Panel may recommend to the Board of Directors that corrective action be taken to clear violations.

**General Common Area and Amenity Rules.** The following schedule of fines is applicable to Common Area Rule violations. Any and all costs incurred by the Association in efforts to correct damage inflicted in violation of any rule may be added to the below-listed fines and collected as "Special Individual Assessments" as defined in the C&Rs.

- Camping on Common Areas \$200
- Off-Road Vehicles \$300
- Vegetation Removal \$200 to \$5,000 (per tree involved plus replacement)
- After Hours Use \$200
- After Hours Parking \$100
- Fireworks, firearms and fire safety rule violations starting at \$1,000 and up to \$5,000 per incident.
- Hunting and Trapping \$300
- Animal Control \$200
- Equestrian Use \$200
- Smoking \$100

FINES MAY BE ASSESSED, PER INCIDENT, ON A DAILY, WEEKLY, OR MONTHLY BASIS ACCORDING TO THE NATURE AND SEVERITY OF THE INFRACTION AND AT THE DISCRETION OF THE COVENANTS COMMITTEE.

**Amenity Usage and Conduct Rules.** A violation of any amenity usage and conduct rule, as posted and/or available at the amenity, may result in the expulsion of the rule violator for the remainder of the day of occurrence. Repeated or severe violations may result in the imposition of a fine of \$100.00 and/or a further suspension of amenity use privileges.

**Private Property Rules.** A violation of any of the Private Property Rules listed above may result in a fine of \$400 for the 1st violation, \$800 for the 2nd violation, and \$1600 for the 3rd violation, all occurring within a one- year period from the first

hearing, including garbage spills. Garbage Spill, 2nd violation \$800.00. Tree and/or vegetation removal, \$200 to \$5,000 per tree involved, plus replacement.

Noxious activities violation starting at \$400 and up to \$1,000 per incident.

Business activities violation starting at \$400 and up to \$2,000 per incident.

Fire safety rule violations starting at \$1,000 and up to \$5,000 per incident.

Seasonal fire ban rule violation up to \$5,000 per incident.

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## VII. ALTERNATIVE REMEDIES

The Association may elect to ensure compliance and correction of violations through alternative remedies in lieu of or in addition to enforcement through fines and penalties, as provided herein.

**The following remedy may apply where no emergency is found to exist:**

Should a violation be identified and verified through an Administrative Investigation under the auspices of the Covenants Committee and following notice to the property owner under current procedures and the affording of an opportunity to appear before the Covenants Committee at a hearing; the Association may, but is not obligated to, enter upon the violator's property (under authority of Article III, Section 6(b) of the C&Rs) and effect correction of the violation.

The actual work of correction undertaken in this manner will be accomplished by a third party under contract with the Association, on open account, whose fees have been approved in advance by the Association.

All fees earned by the third party and all Association overhead expenses related thereto shall immediately become the obligation of the property owner, due and payable to the Association within thirty (30) days of billing.

Should payment not be received within the time provided, all amounts described above, along with late fees, interest and appropriate costs of collection, shall become a Special Individual Assessment (under authority of Article IV, Section 5 of the C&Rs), whereupon the Association will immediately begin appropriate collection procedures including, but not limited to, suspension of Association membership rights.