

Applicable ASC Rules and Fees

ASC Rule VIII. EXTENSION OF TIME FOR PROJECT COMPLETION If a project will not be completed and receive final approval by the ASC prior to the expiration of the initial permit, the Owner may apply for an extension of the initial ASC permit. Such request must be submitted to the ASC at least 30 days prior to said expiration. With a showing of good cause, an Owner may be allowed a maximum of two extensions. If an approved final inspection is not completed before the expiration of the original permit or extension, the permit will lapse, a Hearing as provided in Section XV will be scheduled, and the Owner will be subject to an ongoing fine until an ASC final inspection is approved.

A. REQUESTS FOR EXTENSIONS OF TIME:

1. HOUSES, MULTIPLE UNITS, COMMERCIAL BUILDINGS, GARAGES AND ADDITIONS 500 SQUARE FEET OR LARGER:

a) Dwelling Occupied: No extension will be granted if occupancy has been taken or any Certificate of Occupancy has been issued.

b) Construction Substantially Complete: If residence construction has been actively continuing since installation of the foundation and the project is substantially complete, the Owner may apply for an extension. If an ASC progress inspection confirms substantial and ongoing progress, a 6-month extension may be granted upon payment of an extension fee per the current fee schedule. Any temporary housing used during the initial permit period must be removed prior to the issuance of an extension.

c) Construction Not Substantially Complete: If residence construction is not substantially complete at the end of the initial 2-year period or 6-month extension, then the ASC shall give notice of a Hearing to determine whether or not to permit an additional extension. If the Owner demonstrates a valid reason for the delay and is diligently attempting to complete construction, the ASC may grant a second extension, not to exceed 6 months, upon payment of an extension fee per the current fee schedule.

However, if an Owner fails to appear at such Hearing or gives no valid reason for the delay, then the ASC may declare the ASC permit invalid with all deposits forfeited, and may take action as described in "Failure to Complete Improvements Within Time Limits", below.

XI. FEES, DEPOSITS AND REFUNDS According to the current fee schedule, a deposit and fees are required for any permit to construct, reconstruct, remodel, enlarge, add to, or alter any improvement. Additionally, fees are required for extensions of time to complete construction. The current fee schedule is posted in the ASO and is incorporated into these Rules by this reference as though set forth herein. All fees and deposits are subject to forfeiture under the circumstances detailed in "Failure To Complete Improvements Within Time Limits." Additionally, failure to comply with AS Rules and C&Rs may result in the imposition of special individual assessments as detailed in "Notice of Hearing of Compliance Action." Any such amounts may be deducted from deposits.

XVI. FINE POLICY As provided in the C&Rs, the Board of Directors has given the ASC the responsibility for enforcement of all Land Use Restrictions of the C&Rs and also for enforcement of any Rules adopted by the ASC and approved by the Board of Directors. The enforcement power of the ASC includes the imposition of fines and the assessing of costs incurred in ensuring and/or implementing compliance with the AS Rules where such Owners have failed to achieve compliance within specific time limits. Some particular violations of the Rules are common or can be recurring in nature. For these violations, fines are imposed as per the current Board-approved schedule. In addition to any fine imposed, corrective action may be required to be completed within a specified time. Additional fines may be levied for failure to observe such established deadlines. Each violation of non-compliance with a specific Rule will be treated as a single act or omission occurring on a single day. If the violation continues for additional days, the ASC may impose a per diem fine for as long as the violation continues. Should these measures prove to be insufficient, the ASC may take further action as per "Notice and Hearing", above. The time allowed for correction of a violation shall be a reasonable period based on the particular violation and the time required for a prudent person acting diligently to remedy the violation. The cost incurred by the Association in bringing the property into compliance with the AS Rules or C&Rs may become a lien against the property. The Fine Policy and Schedule of Fines is subject to change by the ASC, after proper member notification and Board approval. All such changes will be posted in the CSO and appear in the Association's newsletter.

XXI. ASC Violation/Fine Schedule B. CONSTRUCTION VIOLATIONS: 4) Failure to obtain extension prior to expiration of permit (Additional deposit may also be required) \$100.00 - 250.00 5) Failure to complete project within allotted time frame \$200.00 - \$1,000.00 per month