

EXHIBIT B

Comparison of Current and Proposed Changes for Fines Relating to Architectural Standards Violations

<u>Violation Type</u>	<u>Adverse Health and Safety Impact on TDA/Neighbors' Property</u>	<u>Existing Fine</u>	<u>Proposed New Fine</u>	<u>Change in Range to Fine Amount</u>
Grading or grubbing of lot/or trenching without a permit	Failure to comply with building code, BMPs & other safety regulations	\$750-\$2000	\$100 maximum per day with Town permit \$750-\$2,000 without Town and ASC permit	\$650-\$1,900
Unauthorized removal of snow with heavy equipment	N/A	\$500-\$1500 per violation (each day snow is removed)	\$100 maximum per day	\$400-\$1,400
Initiating new construction without ASC approval	Failure to comply with building code, BMPs & other safety regulations	\$100-\$2000	\$100 maximum per day with Town permit \$100-\$2,000 without Town and ASC permit	\$0-\$1,900
Failure to pick up permit, prior to construction	N/A	\$100-\$250	\$100 maximum per day	\$0-\$150
Failure to clean up construction debris – per occurrence	N/A	\$200-\$600 per violation (each day debris remains)	\$100 maximum per day	\$100-\$500
Failure to obtain extension prior to expiration of permit	N/A	\$100-\$250	\$100 maximum per day	\$0-\$150
Failure to complete project within allotted time frame	N/A	\$200-\$1,000 per month	\$100 maximum per day	\$100-\$900
Failure to restore lot after invalidation of plans	N/A	Forefeiture of deposit (\$500-\$3000)	\$100 maximum per day	Dependent on the deposit amount
Failure to complete after installation of foundation	N/A	Forefeiture of deposit (\$500-\$3000)	\$100 maximum per day	Dependent on the deposit amount
Plan deviations without prior approval	N/A	\$150-\$2000	\$100 maximum (per violation per side (siding, railings, etc)	\$50-\$1,900
Exterior alteration to existing structures without approval	N/A	\$250-\$1000	\$100 maximum (per item per side of house or roof)	\$150-\$900
Exterior lighting violations - per fixture	N/A	\$100	\$100 maximum	\$0
Violation of sign rules	N/A	\$100	\$100 maximum	\$0
Installation of satellite dish > 39", without approval	N/A	\$200	\$100 maximum	\$100
Installation of fencing without prior approval	N/A	\$200	\$100 maximum	\$100
Installation of exterior antenna without prior approval	N/A	\$200	\$100 maximum	\$100
Failure to correct exterior maintenance non-compliance	Garbage is an attractant for wildlife that become habituated to food sources and adverse human interactions. (Bears)	\$100-\$1500 for garbage can enclosures	\$100 maximum per day (non garbage can violations) \$100-\$1,500 for garbage enclosure violations	\$0-\$1,400

Comparison of Current and Proposed Changes for Fines Relating to Covenants and Governing Documents Violations

Camping on Common Areas	Adverse health/safety impact on TDA/neighbors' property	\$200	\$200 maximum per day	N/A
Off-Road Vehicles on common area	Adverse safety impact on common area, vehicles being operated in area not designed for vehicle use.	\$300	\$300 per incident	N/A
Vegetation Removal in common area		\$200-\$5000 (per tree plus replacement cost)	\$100 maximum per tree	\$100-\$4,900
After hours use of common area		\$200	\$100 maximum per day	\$100
After hours parking in common area		\$100	\$100 maximum per day	\$0
Fireworks, firearms & fire safety rule violations in common area	Fire danger	\$1000-\$5000 per incident	\$1,000-\$5,000	N/A
Hunting and trapping in common area	Adverse safety impact on common area, projectiles	\$300	\$300	N/A
Animal control violations in common area	Safety and interaction issues	\$200	\$200 per incident	N/A
Equestrian use in common area	Safety and interaction issues	\$200	\$200 per incident	N/A
Smoking in common area	Fire danger	\$100	\$100	N/A
Amenity usage and conduct rules	Adverse health and safety impact on TDA/Neighbors	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.	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 maximum per day (except in the case of activity which poses an adverse health/safety impact on TDA property) and/or a further suspension of amenity use privileges.	\$0
Private property rule violations		\$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	\$100 maximum per day	\$300 1st violation, \$700 2nd violation, and \$1,500 for 3rd violation.
Tree removal on private property		\$200 to \$5000 per tree plus the cost of replacement	\$100 maximum per tree	\$100-\$4,900
Noxious activity on private property		\$400-\$1000 per incident	\$400-\$1,000 per incident	N/A
Business activity on private property		\$400-\$2000 per incident	\$100 maximum per day	\$300-\$1,900
Fire safety violation on private property	Fire danger	\$1000-\$5000 per incident	\$1000-\$5000 per incident	N/A
Seasonal fire ban violation	Fire danger	Up to \$5000 per incident	Up to \$5000 per incident	N/A
Correction of any private property violation by the Association		Restitution to the Association	Restitution to Association	N/A

Excerpts from the Association Rules Enforcement:

Fines. 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 committee. (~~Red strikethrough indicates recommended change~~)

Loss of Rights; Forfeitures. The Association may, after satisfying the due process requirements of the C&Rs, discipline Owners for the failure of the Owner (or his or her family members, tenants, guests, or invitees) to comply with any provision of the Governing Documents or of any duly enacted Association Rule. Discipline may consist of a fine or the temporary suspension or adridgement of an Owner's rights to the full use and enjoyment of his or her privileges as a Member. C&Rs Article III, Section 6(d)(i).

Notes:

Yellow highlighted rows indicate Health and Safety related violations