



## Westridge Place Homeowners' Association

### Fine Schedule and Appeals Process

**Preamble:** This fine schedule was adopted by the Board of Directors at its meeting on July 29, 2004 and is effective immediately.

### **As allowed by Section 6.8 Homeowners Association Option to Remedy Violations:**

1. Upon identification of a violation of the CC&R's by: an HOA Lot Owner and HOA member, through the appropriate Association Committee, or empowered entity, or Board of Directors, an effort will be made to talk directly with the Lot Owner, in person or by telephone to discuss the violation and possible resolution.
2. In addition, a written notice will be sent Certified Mail describing the violation and offer assistance and information to help resolve the situation. Written notification will require the Lot Owner to respond within 30 days regarding a schedule for corrective action.
  - A. The Lot Owner must respond in writing with a compliance proposal and schedule for final approval.
  - B. The Lot Owner may disagree with the notice and respond with supporting documentation.
3. Upon expiration of the initial 30-day response period with no response by the Lot Owner, a second letter will be sent via certified mail requiring a response within 15 days.
4. After the expiration of the first 15 day notice period with no response by the Lot Owner, a third and final notice shall be sent with a 15 day period to respond or a fine will be charged based on the **Association Fine Schedule**.
5. Some fines may be incurred as noted in the fine schedule. All fines are subject to the appeals process described in Section 8.
6. Submitted and approved compliance schedules will not be subject to a fine.
7. Repeat Violations – Repeat violations shall be assessed at double the previous level fine, except as noted in the fine schedule.
8. Appeal:
  - A. If a Lot Owner does not agree with the issue or violation, or previous resolution proposals, the Lot Owner may file a written appeal to the Board, with supporting documentation.
  - B. The Board will consider the Appeal at the next regularly scheduled Board Meeting. The Homeowner may be present to present his appeal to the board.
  - C. The Board of Directors of the HOA will make a final decision
9. After 30 days, the Association shall assess a 1% per month penalty on unpaid fines until paid.
10. Administrative remedies. After exhausting of appeals or failure to comply or failure to pay accumulated fines, the Board may pursue legal action as allowed by the By-Laws and CC&R's.

## Fine Schedule

Violation	Fine
Commencement of building construction prior to ACC approval	\$1,000.00
Unapproved modifications to new construction	\$500.00
Excessive trash during construction. (First Offense)	\$100.00
Parking on Street between 12:00 am and 6:00 am (3 Warnings within a 3 month period)	\$50.00 per day after 3 warnings in any consecutive 3 month period
Unapproved construction on existing dwelling, or repainting with unapproved paint colors	\$100.00
Landscaping Violation	\$100.00
Tall weeds on unimproved lot	\$100.00 per week of violation
Recreational and Commercial vehicle parking, visible on lot, after first warning	\$25.00 per day
Misc. CC&R Violations	\$50.00