

ROLLINS RANCH AT MOUNTAIN GREENS

Schedule of Fines

In accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for Rollins Ranch at Mountain Green (Covenants) and Resolutions as may be adopted from time-to-time by the Management Committee, the Association may impose fines for violations of the Covenants. These fines may be imposed for each violation of the Covenants. Fines are in addition to any costs associated with repair and/or cleanup.

The objective of this resolution is to promote and seek voluntary compliance by owners and tenants of the Covenants. For a complete list of restrictions, consult the Covenants. Wherefore, the Management Committee has determined that the following two categories of violations should be established based on the costs and inconvenience to the Association:

CLASS A VIOLATIONS

Property Violations: violations based on permanent or semi-permanent modifications to the property without approval for the modification.

Health and Safety Violations: violations of any nature that could impact on the health and safety of the community.

CLASS B VIOLATIONS

Nuisance/Behavior Violations: any violation of the Covenants that does not rise to the level of a Class A violation, including property violations of a temporary nature.

Each occurrence or recurrence of a violation, or each day during which the violation continues, shall be deemed a separate offense. As such, the number of separate occurrences or recurrences of the violation shall be used to determine whether the violation is a first, second, third, or subsequent violation, and the number of days during which the violation continues may be used as a multiple of the fine established for the violation.

Wherefore, the Management Committee adopts the following fine schedule based on its assessment of cost and inconvenience of the violations in each category, and the number of separate offenses:

Class A Violation Fines:

First Violation: Warning Letter

Second Violation: \$100

Third Violation: \$200

Subsequent Violation(s): up to \$500

Class B Violation Fines:

First Violation: Warning Letter

Second Violation: \$25

Third Violation: \$50

Subsequent Violation(s): \$100

There is a \$20 administration fee per letter of any kind. Property owners will be given 7 to 30 days to correct the violation, depending on the violation. All fines and penalties shall be added to the member's account balance. Unpaid balances will be subject to the policies of the established collection policy, which includes late fees, interest charges, collections, property liens and possible foreclosures.

Property owners may appeal fines by requesting such, in writing, within 14 days of receiving the fine violation letter.