

RIDGELINE HOMEOWNERS ASSOCIATION: FINE SCHEDULE (2021)

Purpose:

Monetary fines may be assessed for violation of the CC&R's and By-Laws of the RHOA to maintain the natural beauty, the cleanliness, and safety of our community. Copies of the CC&R's and By-Laws are provided to all homeowners at time of purchase. If you are renting a home, your homeowner is to provide a copy of the HOA rules for you. The CC&R's, By-Laws, and rules as well as other HOA information can be found on our website at <https://ridgelineho.wixsite.com/ridgelineho>

Homeowners can be given a written notice for each violation that occurs. If a homeowner has a repeat offense year after year, the verbal/warning notice will be eliminated and a daily fine could be assessed until the violation has been corrected. (Example: not removing recreational vehicles from the parking area after September 30th).

If a Homeowner is given written notice for a violation that incurs a monetary fine or loss of privileges they are entitled to a hearing with the board to present any evidence as to why the violation should be revoked. Your hearing will be at least 10 days out from the date of the violation notice. Hearings will be held via conference call and the call number will be within the violation notice. After review the board will provide a written notice of their decision as required.

Daily fines can be assessed for certain violations until said violations are corrected.

The Property Manager will keep copies of all violation notices for future reference of non-compliance.

Annual Inspections:

Annual inspections will be held in April and performed each year by the property manager and members of the association. If repair work is required, a notice of correction letter will be sent to the homeowner listing the necessary repair work to be completed. Homeowners will have six months from the date of inspection to make any and all necessary repairs. If at the end of the sixth month the repairs have not been made, a \$500.00 fine will be assessed. Additional monthly fines following our basic fine schedule will be assessed until all repair work is completed.

Homeowner Information:

Homeowners must provide property manager with their contact information to be able to contact the homeowner or resident of safety issues or concerns with their homes. If a home is a rental, the homeowner (or their agent) must notify and provide a copy of the rental agreement and tenant contact information to the property manager. Homeowners will have 30 days from the time the information is requested to provide the required information. After 30 days, a notice with a \$50.00 fine will be assessed. If the information still hasn't been provided, a monthly fine of \$100.00 will be assessed until the information is received by the property manager.

Quarterly Assessment Late Fees:

A late fee of 10% is applied after the 15th of the month in which that quarter's assessment is due. An interest fee of 10% on the assessment balance is imposed at the end of each month.

RV Storage:

A storage space in the RV lot can only be rented if the homeowner is current on their HOA dues (including any outstanding fines). If quarterly dues are over one month delinquent, the homeowner will be required to remove their recreational vehicle from the RV Area (at the owner's expense).

Short Term Vacation Rentals:

CC&R's 4.07.

Right to lease. No owner shall be permitted to lease or rent his lot for transient or hotel purposes, which shall include, but not limited to rental for any period less than 30 days.

If a homeowner is in violation of the short term vacation rental policy, they will be subject to the following fine schedule:

1st Violation.....	Notice and \$1,000.00
2nd Violation.....	Notice and \$2,000.00
3rd Violation.....	Notice and \$3,000.00
4th Violation.....	Court judgement & owner pays court costs

HOA Base Fine Schedule:

1st Violation.....	Verbal notice or fine up to \$250.00
2nd Violation (same offense).....	Notice and \$50.00
3rd Violation (same offense).....	Notice and \$200.00
4th Violation (same offense).....	Notice and \$300.00
5th Violation (same offense).....	Notice and \$500.00
6th Violation (same offense).....	Notice and \$1,000.00
Additional Violations (same offense).....	Court judgement & owner pays court costs
Safety Violation *.....	Warning or a fine up to \$500
Continuing Violation.....	Daily fines of \$50 until cured
Assessment.....	Levied to reimburse HOA expenses

* Up to and including fireworks, open pit wood fires, hazardous waste disposal, and any other practices deemed unsafe for the protection of the association property and it's homeowners.