

CRIMSON MOUNTAIN HOMEOWNERS ASSOCIATION

SCHEDULE OF NOTICES AND MONETARY FINE POLICY

Adopted July 21, 2010

In addition to all other rights and remedies the Association has, all violations of the CC&Rs, Architectural Guidelines, and the Association's governing documents shall be subject to the following:

Violation Notices:

- **First Violation**— A violation notice is sent to homeowner informing the homeowner of the violation. If the violation is cured within 14 days of receipt of the letter, the violation will be closed.
- **Second Violation**— If the violation continues, a second violation notice letter is sent advising homeowner that if the violation is not cured within the cure date specified in the letter a monetary fine will be imposed according to the fine schedule reflected below. The default cure period is 14 days. The Association retains the right to adjust the cure period depending upon the scope of the violation. For example, the Association can grant a homeowner more than 14 days to cure an extensive violation.
- **Third and/or Subsequent Violations** — If the violation continues beyond the cure date specified in the second letter, a third letter sent by U.S. mail shall be issued to advise the homeowner of a fine as provided in the fine schedule for each occurrence that the violation continues and of his/her right to appeal at the next scheduled meeting of the Board.
- In cases where the homeowner delivers a written request for a hearing/appeal within the prescribed time period, the Association shall suspend any further action regarding the violation pending the outcome of the hearing. A homeowner's failure to request a hearing within the prescribed time period or a homeowner's failure to attend the hearing shall be deemed a waiver and forfeiture of the homeowner's right to a hearing regarding the pending violation.
- Assessment of fines shall not waive the Association's right to proceed with injunctive relief, or any other relief or remedy the Association is authorized to pursue.
- If a violation reappears within a six month period of the date the violation was deemed cured, the violation is considered a continuing violation. For a continuing violation, the Association will not restart the Monetary Fine Policy but will begin with the second violation notice as described above.
- All violation notices sent by U.S. Mail are considered received 3 days after deposit in U.S. Mail.

Fine Schedule:

- The initial fine for violations at Crimson Mountain HOA is \$25.00.
- The second fine for violations at Crimson Mountain HOA is \$50.00.
- The third and subsequent fine for violations at Crimson Mountain HOA is \$100.00.