

# **SHADOW CANYON HOMEOWNERS ASSOCIATION FINE STRUCTURE**

The CCR's of the Shadow Canyon Townhomes Homeowners Association were written with the sole objective of achieving and maintaining a tranquil environment in which to live. All unit owners at the time of purchase agreed to follow these rules.

However, in the event a unit owner does not abide by the CCR's, the Homeowner's Association Board of Directors has established a schedule of fines and related administrative process.

While much of the following deals with the consequence of unreasonable behavior and disregard for the community, the philosophy is to emphasize voluntary compliance with those rules of the community living to which we have all agreed to. Fines are considered a last resort to obtain that compliance.

## **PROCESS**

1. The Association Manager on behalf of the Board will send the owner a written notice outlining the violation, the appropriate solution, the time limit for compliance and the fine for non-compliance.
2. The owner may write the Board c/o of the Association Manager requesting special consideration and/or a meeting with the Board to discuss the issue. Any such request must be received by the Association Manager within 10 days of the mailing date of the notice referred to above.
3. If the violation is not corrected or otherwise resolved within the allotted time, the owner will be notified that a fine has been imposed and will continue to accrue until the violation is corrected to the satisfaction of the Board, as evidenced in writing to the owner by the Board or its representative.
4. Fines are to be paid in full within 30 days of assessment. Any fines remaining unpaid after the 30 days will accrue a late payment penalty of 2 percent of the unpaid balance for each month or part of month the fines and penalties remain unpaid.
5. The Board has the right to file a lien on an owners' property for any unpaid fines and penalties (as well as any unpaid dues and special assessments).

## **SCHEDULE OF FINES**

<u>Violation</u>	<u>Fine</u>
External Antennas	\$50
External Wiring	\$50
External Alterations	\$50
Animals	\$50
Clothes Drying	\$50
Parking	\$10/day
Motor Vehicles/Trailers	\$10/day
Signs	\$50
Nuisances	\$50
Window Coverings	\$50
Leasing Limits	\$50
Patios/Balconies	\$50
Single Family Use	\$200
Pool Violation	\$50
Laundry Room Violation	\$50

In the event an owner does not comply after the first fine, the fine will increase by \$25 for each subsequent notice of violation. Parking violations will double in the event the infraction is not corrected.