

Cascades Residential Owners Association

Schedule of Fines

Adopted May 11, 2010

A. Animal Violations	<u>1st Offense</u>	<u>Repeat Offense</u>
1. Tethering of Animals	\$25.00	\$50.00
2. Failure to pick-up after pets	\$100.00	\$100.00
B. Landscaping		
1. Destruction or removal of sprinkler equipment	\$25.00, plus cost of replacement	\$50.00, plus cost of replacement
2. Destruction of any landscape material	\$25.00, plus cost of replacement	\$50.00, plus cost of replacement
C. Common Area / Parking		
1. Destruction by vandalism abuse, or neglect of any Common area or Association Property (+ cost of repair)	\$50.00	\$100.00
2. Any loud or prolonged noise deemed a disturbance of the peace; any activity which may reasonably deprive an Owner of quiet enjoyment of their property or common area	\$50.00	\$100.00

	<u>1st Offense</u>	<u>2nd Offense</u>	<u>Repeat Offense</u>
3. Parking or driving any vehicle in landscape area or non-designated roadway or authorized parking area	\$25.00	\$50.00	\$100.00
4. Resident parking in guest parking areas	\$25.00	\$50.00	\$100.00 / Tow
5. Parking in the street	\$100.00 / Tow		
6. Parking a boat, trailer, recreational vehicle, camper truck or commercial vehicle within the project by owner or guest, other than loading and unloading	\$25.00	\$50.00	\$100.00 / Tow
7. Keeping garage door open when garage is not in use	\$25.00		\$50.00

Warning Notice: When a complaint is received by the Association Management Company or an infraction is noted during property inspections by the Management Company, a warning notice will be sent to the offending owner stating the infraction and the corrective action required. (Excludes parking warnings i.e.: warning tickets placed on vehicles)

Failure by the owner to take the corrective action within the time specified shall be reported to the Association Board for appropriate remedy. The Association Board shall then notify the owner of the violation and its intention to levy a fine against the owner for the violation.

The owner shall have the right to request a hearing before the Association Board of Directors. If such request is received within ten (10) days of the owner's receipt of violation a hearing will be granted a temporary or permanent variance at that time.

If no temporary or permanent variance is granted, the Association Board may request a hearing. If a fine is levied, the member will be notified in writing within fifteen (15) days following the meeting.

Urgency: In cases involving accidental or deliberate damage or destruction of property, the Association Board and or its duly authorized representatives may take immediate action to protect Association property or owner's property, and effect necessary repairs. If responsibility for such accident or deliberate damage or destruction of property is found by the Association Board to be an owners or owner's tenant, the Association Board will recover the costs of repairs, administrative fees, and fines from the liable owner.