

The Villages at Lynx Creek

Rules and Regulations

THE HOA OFFICE HAS THE MOST RECENT AND OFFICIAL “RULES AND REGULATIONS” DOCUMENT.

May it hereby be resolved that portions of the following Rules and Regulations are condensed from The Villages at Lynx Creek CC&R's. They are provided as a shortcut to be used to understand the laws governing the Villages. It is advisable to read the complete text of The Villages CC&R's and other Restrictive Documents for a better understanding.

The Lot Owners and Management want all owners, residents and guests to have the most pleasant living environment possible in the Villages at Lynx Creek. To promote that peaceful environment, the following Rules and Regulations have been established. The Declaration of Covenants, Conditions and Restriction (Hereafter CC&R's) and the By-Laws of The Villages at Lynx Creek Owner's Association Inc., (hereinafter By-Laws) these Rules and Regulations (hereinafter Rules and all three collectively as the Restrictive Documents) contain additional information and should be referred to by Lot Owners. The Board of Directors reserves the right at any time to make necessary changes in the Rules and Regulations which are in the best interest of the residents.

1. Adult Housing: Each Lot shall be occupied by at least one person who is fifty-five (55) years of age or older. The Association shall adopt procedures for verification of this requirement and any exceptions thereto and shall make copies of such procedures available upon request. No person under forty-five (45) years of age may occupy a Lot in the community. No guest or relative of an Owner, regardless of age, may spend more than thirty (30) days in The Villages in one calendar year. The Board may, at its option, grant a variance from the requirements of this section provided said variance does not affect the community status as Housing for Older Persons, (HOPA).
2. Employment: The Villages preference is to hire best qualified Owners, or tenants but may solicit from the outside.
3. Common Area Rules: Rules posted in the Common Areas (all Villages owned buildings courtyards and parking areas) are incorporated as part of these rules and regulations.

4. Name Badges: Since Villages badges are the only means of identifying owners and their guests, they must be worn at all times when using any of the facilities. Management may deny use of the facilities to anyone without the proper badge and any resident losing his badge will be responsible for its replacement cost.
5. RV Lots: See 3.2 of the CC&R's.
6. Park Models: See Article 3.3 of the CC&R's.
7. Modular Home Lots: See Article 3.4 of the CC&R's.
8. Owner & Tenant Registration: Owners and tenants must register with the Villages Office within 14 days of purchase or lease (Valid ID Required). Owners are ultimately responsible for compliance with this rule. All provisions of the governing Documents and of these Rules and Regulations bind all occupants.
9. Living Units: Only one (1) RV, Park Model or M/M may be located on a Lot except for temporary purposes as set forth in Rule 13.
10. Architectural Control: No building, improvements, fences, walls, landscaping or other structure may be commenced, erected, installed, altered, or increased in size on a Lot until the Plans and Specifications showing the nature, kind, shape, height, materials, colors and location have been submitted to and approved in writing by the Architectural Committee.
11. Landscaping and Lot Maintenance: All structures and/or personal items located on a Lot shall be maintained by the Owner subject to the provisions of the Restrictive Documents as amended from time to time. As the Villages encourage all Owners to be conservative in water usage, any water leak occurring on Owner property requiring the Association to turn off may result in a fee of \$75.00.
12. Wash or Repair of Vehicles: Until such time as The Villages has made facilities available for these purposes, Owners may wash their vehicles on their Lot. Minor repair of vehicles must be completed within three (3) days.
13. Vehicle Limitations:

Definitions:

A passenger vehicle is defined as an automobile, utility vehicle, motorcycle or pickup truck.

A recreational vehicle is defined as motor home, mini-motor home, travel trailer, or other vehicle designated as a traveling living unit.

Auxiliary vehicles are boats and trailers, vehicle tow trailers, etc.

Quantity:

Quantity of vehicles: See CC&R's Article 3, 3.5.6, Page 9

An additional RV may be temporarily parked on a lot in preparation for leaving or returning from a trip, or for minor repairs, with prior permission from the Association office, for a period of 48 hours. This period may be extended by the office. Permission slips are required and must be visible.

On Street Parking:

The parking of any type of vehicle on the street directly opposite another vehicle is essentially blocking the street and is prohibited. This rule is to assure the passage of emergency vehicles of all types in all residents' interest. No overnight street parking is permitted for passenger vehicles. No guest RV street parking is allowed.

Common Area Parking:

Vehicles of all types are prohibited from parking on the Common Areas, which includes streets, for an extended period of time, defined as after 10:00 PM when the facilities are locked, overnight and on weekends. Permission may be granted by the Association office or Monitor for a variance for the parking of a RV or passenger vehicle of a visitor to a resident for a period of 48 hours. It shall be prohibited for any person to park and display "for sale" signs on any vehicle in the common area parking. This would also include golf carts.

All vehicles with permission to park on the Common Area or streets for 48 hours must display a permission slip in plain sight. Violators will be reported to the Association office and fines may be imposed. Any fines imposed will be the responsibility of the lot owner and a lien may be filed if not paid.

14. Storage Area for Recreational Vehicles: Fenced and locked areas for the storage of vehicles are located in the Southeast and North of the Community. The storage agreement with all rules and fees is available in the office.

15. Rules of Conduct: All Lot owners and their visitors and guests, must conduct themselves properly at all times and in such a manner as to make the use of the Association facilities a pleasure for all. Any inappropriate behavior or unsafe conduct or participation in a physical altercation will result in the offending person(s) being subject to losing their privileges to use the facilities. Any person observing such behaviors should report the incident and file a report with the Association Office who will refer the matter to the Board for such action as it deems proper.

16. Guests and/or Visitors: A guest is defined as any person who resides with a Lot Owner for an extended period. They must secure a Guest Badge from the Association Office and wear it at all times when using the Association facilities. Guests over 18 years of age are not required to be accompanied by the host resident unless they have not acquired a Guest Badge. Residents may obtain Guest Badges during office hours. All Guests are subject to these rules and the Restrictive Documents, as are their hosts.

Visitors are persons who do not reside overnight and Guest Badges are not required. However, the Lot owner host must accompany them to any Villages function or use of the facilities.

All Guests and Visitors under 18 years of age must be accompanied by the resident Lot Owner while using any of the Association facilities who are responsible for their conduct and safety.

Children are allowed to visit for not more than two (2) consecutive weeks.

Renters and/or lessees are required to follow the same rules as above.

17. Swimming Pool and Spa: The pool hours are from 6:00 AM to 10:00 PM except during pool cleaning and maintenance. Children's swim hours are from 11 :00 AM to 2:00 PM and 4:00 PM to 6:00 PM. Rules for use of the pool are posted in the Community Center in the pool area.

All persons must shower before entering the pool or spa and/or after using any tanning oils or lotions. No soap, shampoo or bubble bath is allowed in the pool or spa.

Smoking is not permitted in the pool or surrounding area nor may alcoholic beverages be consumed in the pool or spa.

Violators of any of these rules will be asked to leave the facilities and may lose their privileges.

18. Mail Service: Lot owners may acquire a mailbox key from the Post Office in Dewey. Lessees and renters will need to receive a key from their landlord . Mail is delivered to the mail box complex outside the Recreation Building. The proper mailing address is:

John Smith
12200 East SR 69 Lot #__
Dewey, AZ 86327

19. Pets: Except for any animal deemed to be dangerous either by previous actions or history, Lot owners may keep pets on their lots provided the owner adheres strictly to the following rules for the protection of the animals and other residents. It is our intention to maintain a safe, clean and pleasant place for all Village residents. We want to permit pets for our residents provided all the rules are followed to assure that the other residents' lifestyles are not infringed upon.
 - a. The maximum number of pets allowed is two (2). Also see Article 3.5.7 of the CC&R's.

- b. All pets must be on a leash at all times and may not run free within the Villages or be left unattended.
 - c. Pet owners are responsible for cleaning up their pet's feces and under no circumstances may it be left on the ground in any common area or on any owner's lots. Nor is it permitted to accumulate on the pet owner's lot. Proper disposal consists of wrapping and depositing feces in the garbage compactor. Violators of this rule shall be warned on the first offense and subject to fines for any subsequent ones.
 - d. "Pets are not allowed in any common area building or the patio/pool area with the following exceptions:"
 - i. **The Villages Association office when a resident visits to conduct HOA business**
 - ii. **Seeing Eye or Certified Service. Does not include emotional support pets.**
 - e. Excessive barking of dogs will not be tolerated (CC&R's 3.5.7).
20. Traffic: The speed limit throughout The Villages is 15 mph. This is to be observed at all times. Pedestrians, bicycles and golf carts have the right of way over automobiles. Keep all vehicles on roadways.
 21. Bicycles: All bicycles in the common area must be parked only in those spaces provided. Riders must obey all Villages speed regulations and stop signs.
 22. Motorcycles/Mopeds and Golf Carts (collectively "Carts"): All carts must obey the speed limit. Hand signals are required for indicating turns and stopping. All Cart operators must be 16 year of age or older or be accompanied by a licensed adult resident who shall be responsible for their actions.
 23. Unlicensed or Off-Road Vehicles: With the exception of golf carts or Villages owned maintenance vehicles, unlicensed or off-road vehicles are not permitted to operate on Village's streets.
 24. Garbage service: A trash compactor is located at the northeast corner of the Social Hall as is a bin for recycling of aluminum cans. Please flatten all cartons and boxes. Contractors working in the community are not permitted to utilize this facility to dispose of construction materials. Additional rules are listed on the compactor.

Violators should be reported to the Association office.
 25. Laundry Facilities: Coin operated washers and dryers are provided at the southeast corner of the Association Building. These are for the use of Villages residents only. Change is available in the Association office.

26. Signs: No real estate signs such as "For Sale" or "For Rent" are permitted or other signs advertising vehicles or other goods for sale unless they comply with the requirements of the "Villages Sign Ordinance", included herein.
27. Villages Activities: A newsletter, The Village Crier, is available on the first of each month in the Association office. This lists all planned recreation and social activities for the coming month. Notices of events are also posted in the bulletin board and on a board near the mail drop. All activity scheduling is through the Association office.
28. Use of Facilities: All Village Lot Owners have equal rights to use the Villages facilities. However, when groups of owners with a common interest may require established times to pursue their activities, reservations can be made at the Association office. However, the reservation granted is the establishment of a priority for such use and is not an exclusive use of the particular facility. If all of the facility is not required for the reserved usage for example, all of the pool or card tables, other residents have the right to use the available portion of the facilities provided they do not interfere with the reserved use. Similarly, a single sex group with reservations for a facility may not prohibit residents of the other sex from using any unutilized facilities.
29. Social Hall Events: All Villages residents have equal rights to attend and participate in any events in the Social Hall. To assure these rights, reserved table seating is now sold by tickets in the office or other designated place for 2 ½ weeks prior to the event. Events not involving food can be purchased at the door for any seats not already purchased. However, in the interest of allowing persons coming from other sections of the Villages to sit together with their friends, it will be permissible for at least two (2) persons to occupy and reserve an entire table commencing not earlier than one hour before the scheduled commencement of the event, or for later than 15 minutes before the scheduled start. At that time, it becomes open seating. Please comply with this rule to save yourselves and other residents any embarrassment.
30. Smoking: The Villages is a non-smoking facility. Smoking is not permitted in any buildings or in the patio/pool area. Smoking is permitted outside the buildings in the parking lot. Please use the proper receptacle for disposal of your butts.
31. Owner Responsibility: The Villages Owner's Association is not responsible for any on-site home and/or stored recreation vehicle, or for accidents nor injury or loss of valuables in and/or around the home sites or facilities.
32. Quiet time: Weekdays: 10:00 P.M. to 6:00AM
Weekends: 10:00 PM - 8:00 AM
33. Computer Use: No non-employee shall have access to the association computers without an association employee present.
34. Sign Policy: For Sale or Rent sign shall be professionally produced and mounted on a wooden or metal sign metal post if displayed outside. An additional rider (metal sign or flyer display or information tube) may be attached to the metal stake. The cost of the signs will be at the owner's/realtor's expense. One sign can be placed on each lot, facing the street. Corner lots

are permitted one sign. For golf course properties, two (2) signs will be allowed, one facing the street and one facing the golf course. Sign may be placed inside home or on lot.

35. Political sign policy: Political signs will follow ARS 33-1808: Political signs may be displayed on the member's property no earlier than seventy-one (71) days before the day of a primary election and no later than fifteen (15) day after the day of the general election. For a candidate in the primary election who does not advance to the general election, the sign must be removed no later than fifteen (15) days after the primary election. All signs may not exceed an aggregate of 9 square feet. It is a class 2 misdemeanor to remove, alter, cover or deface a political sign. The association prohibits using profanity and discriminatory text, images or content based on race, color, religion, sex, familial status or national origin.

36. Flag Policy: Flag policy will also follow ARS 33-1808: The following flags are permitted: The American flag, flag of uniformed services displayed consistent with the federal flag code, POW/MIA flag, Arizona state flag, Arizona Indian Nations Flag, Gadsden Flag, First responder flag, blue star service or gold star service flag.

The Villages at Lynx Creek Association Meetings Rules of Decorum

The Board and the HOA management want to assure that all residents that wish to attend our community meetings are welcomed and treated in an environment that affords them the opportunity to hear and be heard on the issues with respect. For many, this may be their first time they have lived in an HOA community and are not sure of the rules of decorum. Others may want to know the meetings will be held in an orderly manner without disturbances. The purpose of the meetings include: making you aware of any proposed changes to our governing documents, updates to the community, or any potential or current problems the community faces as a whole. To that end we have created the following rules of decorum for our meetings:

1. Please arrive in a timely manner. Most HOA meetings start at 2:30p and most Community Manager Meetings at 10a. We offer Zoom meetings for those residents that cannot attend in person. A volunteer monitors the broadcast and the attendee has the opportunity to send comments that will be addressed if they fall within the guidelines listed below.
2. Please silence and do not use your cell phones.
3. No personal conversations during the meeting. No cross talk at tables that will interfere with the topic under discussion.
4. No one in attendance is allowed to air personal grievances or level an insult against any member of the HOA, the Board or an employee of the HOA at these meetings. If residents have a grievance, they should send a written grievance to the Community Manager or to the Board through the Association office.
5. As topics are discussed from the meeting agenda, there will be a time for discussion and you will be made aware of when to make comments or ask questions.
6. Raise your hand and wait to be recognized before speaking. A microphone will be brought to each speaker so that all in attendance can easily hear your comment or question. All speakers must give their full name and lot number before speaking.
7. The Board and management will give their full attention to the speaker. Interruptions by those in attendance will not be tolerated. If you wish to speak on the subject, respectfully wait your turn to be heard.
8. Residents are allowed to voice their concern and if necessary, discuss the matter with person(s) they are speaking with. The President, Community Manager, or assigned speaker may end the conversation regarding the topic when they deem it appropriate. If the topic is one to be voted on by the Board, another Board member must second the motion. At that point, the board chair should not allow any debate on the issue but ask for an immediate vote.

9. As a norm, the last item on the meeting's agenda will be an open session in which residents may speak on a topic of their choosing as long as it falls within the guidelines listed above. As listed above, you must give your name and lot number before you speak. You will have three minutes to speak on the topic. You will be notified when you have 30 seconds left to speak. If, after the original topic you have discussed, you have another topic to bring up and no one else is waiting to speak, you may do so and have three minutes to speak on this new topic. Board members, Committee members or the Community Manager or staff will address the topic and will notify the speaker when the topic has been closed. Again, no interruptions by those in attendance will be tolerated. If you wish to speak on the topic that has been brought up, you may wait your turn for your three minutes to speak and follow the guidelines listed.
10. The President or Community Manager will announce when the meeting is adjourned.

At the Board's discretion; residents who violate the stated rules are subject to being warned, if necessary asked to leave the meeting, and further be subject to a \$100 fine with late fees attached and if not paid, possible suspension of attendance at future meetings, and the possibility of a suspension of the use of the community facilities. C&R's page 21, 6.13.4 and 6.13.5

NOTE: Portions of these Rules and Regulations have been condensed from the Villages at Lynx Creek CC&R's and other of the Restrictive Documents. If there is any conflict between these Rules and Regulations and the Restrictive Documents, the Restrictive Documents will prevail. It is advisable to read the complete text of those documents to assure a complete understanding.

RESOLUTION OF
THE BOARD OF DIRECTORS

THE VILLAGES AT LYNX CREEK OWNERS' ASSOCIATION

WHEREAS, the Board of Directors of the Villages at Lynx Creek has recognized a need to implement a policy of imposing monetary penalties against members who violate (or whose tenants, guests or invitees violate) the governing documents of the Villages at Lynx Creek Owners Association (hereinafter referred to as "The Villages"):

AND WHEREAS the Board of Directors desires to give notice to the Members of the implementation of the monetary penalty policy;

NOW THEREFORE BE IT that the Board of Directors, in compliance with Arizona Revised Statute 33-1803, hereby adopts the following monetary policy:

A member of the Villages who is found to be in violation of the Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as the CC&R's) or any other provision of the Restrictive Documents of the Villages will be notified in writing of the nature of the violation. Such notice will be sent by mail or hand delivered and then mailed. The notice of violation shall provide that within a period of time (to be determined by the Board of Directors) the violation must be corrected. If such violation is not cured within the determined time frame, a second notice will be sent notifying that the violation has not been cured and that a subsequent fine has been imposed. The second letter shall also advise the member of the right of the member to appeal a decision and to allow the member to present a defense and to offer any mitigating circumstances concerning the alleged violation.

If the Board of Directors hears a member's reasons for the violation and decides not to impose a monetary penalty, the member will be relieved of any obligation to pay a monetary penalty.

If the member does not attend the meeting at which any appeal is to be heard, the monetary penalty shall be imposed the day of the meeting.

Any fine levied pursuant to this resolution shall be considered an assessment against the member's lot and shall be collected by the Villages in the same manner as all other such assessments as provided in the CC&R's.

Adoption of this resolution will not preclude any other enforcement remedy the Villages may possess at law or in equity with respect to any violation of relevant documents of the Villages.

All legal, collections and/or other expenses incurred by the Villages will be the obligation of the member.

The fine schedule may be any amount and may be imposed per incident, per day or

as determined appropriate by the Board of Directors. A schedule will be adopted by the Board of Directors and published listing appropriate penalties. Such list shall not preclude the inclusion of violations not listed nor the amounts of such penalties.

BE IT RESOLVED THAT this resolution be sent to all lot owners and given to all persons buying property in the Villages.

THE VILLAGES AT LYNX CREEK OWNER'S ASSOCIATION VIOLATION FINE POLICY AND APPEAL PROCESS

Effective: March 18, 2021

The following Fine Policy and Appeal Process shall be followed for The Villages at Lynx Creek Owner's Association pursuant to the Declaration of Covenants, Conditions and Restrictions ("CC&Rs") at Section 6.10:

FIRST NOTICE: A courtesy call will be placed to the homeowner and documented.

SECOND NOTICE: If violation still exists seven (7) calendar days after the date of the courtesy call, a notice will be sent to the homeowner via certified mail. The homeowner has 21 days from the date on the notice of infraction to correct the infraction or respond via certified mail to challenge the notice (*phone calls or office visits are not legal responses to a notice of violation*).

THIRD NOTICE: If the infraction is not corrected within the 21-day period, or the homeowner has not responded via certified mail, a notice of fine will be sent to the homeowner via certified mail. This fine will be assessed to the homeowner. If the violation continues, there will be an escalation of the fine and or interest applied per the attached fine schedule.

CONTENT OF NOTICES: Consistent with Arizona law as may be amended, any notice will state the process the Owner must follow to request an appeal/hearing to contest the notice, and will also give notice of the Owner's right to petition for an administrative hearing with the Arizona Department of Real Estate pursuant to A.R.S. Section 32-2199.01.

FINES: No fine shall be imposed, for correctable infractions, without first providing a notice of the violation from the Association to the Owner describing the violation and stating that failure to correct the violation within twenty-one (21) calendar day or *another recurrence of the same violation within 1 year* of the original violation shall mean, the Owner is *subject to imposition of a fine*. Failure to pay any fine shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Article 6 of the CC&R's.

COMMON AREA FINES: May be assessed without notice. Common area fines are those violations that are an action of the homeowner in common areas rather than a correctable condition of their property. These fines will only be assessed toward actions that are

witnessed by a Villages Board Member, a community monitor or a formal written grievance submitted by a homeowner. Example: *Speeding, driving on grass or sidewalk, removal of material from any recycle bin, dumpster rules violations, parking overnight on street. etc.*

INJUNCTIVE RELIEF: If a violation is not cured after the Third Notice, the Board of Directors may request the Association's legal counsel to file an action seeking injunctive relief against the Owner to cure the violation(s). However, this Fine Policy shall not limit the Board of Directors right to seek immediate injunctive relief at any time regardless of the presence or absence of notices or fines hereunder, for any violation that the Board of Directors determines in its sole and absolute discretion.

BOARD DISCRETION: The Board of Director shall consider the fines set forth in this Fine Policy and schedule to constitute damages sustained by the Association and are intended to compensate the Association for the administrative burden of addressing the violation and the adverse impact of the violation on the community.

The Board of Directors reserves the right to deviate from the fine amounts set forth herein if, after a hearing on the matter, the Board finds good cause to modify the amount of the fine levied in a particular case. The Board also reserves the right to pursue any and all other remedies set forth in the CC&Rs at the same time or in lieu of levying the fines set forth in this Fine Policy.

APPEAL PROCESS

Any unit owner who has received a fine notice shall have the opportunity to appear before the Board to appeal the Board's decision that a violation exists. Such appeal right shall be deemed waived if not timely exercised by the Owner. The appeal process shall be as follows:

- Within twenty-one (21) calendar day following the date of the fine notice, the Owner may appeal the violation decision in writing, via certified mail, to the Board and request a hearing on the matter (*Phone calls or office visits do not constitute a legal appeal*). If the written hearing request is not received within such twenty-one (21) day period, the Owner's right of appeal shall terminate as of the end of the twenty first day.
- The Owner shall have the right to appear at the hearing in person or by a representative and to present all pertinent supporting information.
- An Owner who timely exercises his or her appeal right shall be provided a written notice of the time, date and place of scheduled appeal hearing which shall be conducted in an Executive Session meeting of the Board. In the event the Owner fails to appear in person or by representative at such scheduled hearing, his or her appeal right shall be deemed waived.
- After completion of the appeal hearing, the Board will make its decision. The Owner will be informed in writing of such decision within fifteen (15) calendar days from the date of the appeal hearing.
- In the event the appeal is denied, unless otherwise stated in the Board's written decision, the effective date of the fine shall be retroactive to the date set forth in the fine notice.

All decisions of the Board as to an appeal hearing are final. However, an appeal of the board's decision may be submitted to the Arizona Department of Real Estate pursuant to A.R.S. 32-2199.01.

FINE SCHEDULE: See attached

VILLAGES AT LYNX CREEK, DEWEY, AZ. NEW FINE POLICY EFFECTIVE
DATE: January 20, 2022

FINE SCHEDULE:	CC&R or other Reference	3rd Notice	4th and additional Notices
Alterations to property, structures, Painting or landscape without Architectural committee approval	CC&R's 3.1.4 & Architectural Rules	\$250 plus remedial action	\$1,000
RV Generator Use	3.2.3	\$25	\$75
RV Wheel/Axel – Skirting	3.2.4	\$150	\$450
RV Setbacks	3.2.5	\$25	\$75
Exceeding RV Age Restrictions	3.2.6	\$250	\$1,000
Park Model - Utilities Requirements	3.3.3	\$25	\$75
Park Model Wheel/Axel – Skirting	3.3.4 & 3.3.5	\$150	\$450
Exceeding Park Model – Age 2 yrs.	3.3.6	\$250	\$1,000
Park Model not installed per CC&R's & Architectural Guidelines	3.3.7 & 3.3.9	\$150 Plus Remedial Action	\$450
Modular/Manufactured (M/M) Criteria	3.4.1	\$250	\$1,000
M/M Skirting	3.4.3	\$150	\$450
M/M Set Backs	3.4.4	\$150	\$450
Building & Lot Development	3.4.6	\$500	\$2,500
Storage Restrictions	3.5.1	\$75	\$250
Approval & requirements for sheds, ancillary structures, attachments, etc.	3.5.2 thru 3.5.5.	\$500 Plus Remedial	\$2,500
Passenger vehicles & parking	3.5.6	\$25	\$75
Passenger vehicle exceeding permit	3.5.6	May be subject to immediate fine of \$50 per day	
Animal waste control and other issues	3.5.7	\$25 Plus Remedial	\$75
Only 1 unit/lot excepting that allowed under 3.5.6	3.5.8	\$500	\$2,000
Items requiring added insurance	3.5.9	\$150	\$450
Signage Restrictions	3.5.11	\$50	\$150
Rent/Lease Requirements	3.6 R&R's	\$150	\$450
Lawns and plantings maintenance	3.7 thru 3.9	\$50	\$150

Nuisance/Disease/Insects			
Buildings in disrepair, needing paint, mineral exploration, lines & wires, overhead encroachment	3.10 thru 3.13	\$150	\$450
Residential Use Only	3.14	\$250	\$1,500
Adult Housing	3.15/R&R's	\$250	\$1,000

FINE SCHEDULE:	CC&R or other Reference	3rd Notice	4th and additional Notices
Drainage, gutters and downspouts	3.19	\$50	\$150
Temporary Occupancy or Buildings	3.21	\$150	\$450
Walls and Fences	3.22	\$150	\$450
Violating Restricted Area Access	4.1.1 (iii)	\$50	\$150
Owner of leased lot using common area	4.1.2	\$50	\$150
Preventing Easement Access	4.3 all	\$50	\$150
Violation of Common Area Rules at various locations on HOA property	Rules & Regs Posted Rules	\$25 common area fine	\$100
Parked Vehicles Blocking Street or parked across from one another	Rules & Regs	\$50 common area fine	\$150
Parking on Rocks (No fines 'til 5/22)	3.5.6	\$50	\$500
Violating Rec. Committee Rules	Rules & Regs	\$25	\$75
Violating Pool/SPA Rules	Rules & Regs	\$25 common area fine	\$75
Speeding on Village Streets	Rules & Regs	May be subject to immediate fine of \$25 2nd is \$75	
Underage vehicle operation	Rules & Regs	\$25	\$75
Violating Village Sign Ordinance	Rules & Regs	\$25 common area fine	\$75
Violating Storage Lot Gate Rules	Rules & Regs	May be subject to immediate fine of \$100	
Violating Quiet Time	Rules & Regs	\$25	\$75
Tree not trimmed to 14' over road	Fire Dept Reg.	\$25	\$75
Rules of Conduct	Rules & Regs	\$150	\$450
No overnight street parking	3.5.6	\$25	
Residents not wearing name badge to pool/clubhouse complex or events	Rules & Regs.	\$25 or Remedial Action	

Removal of Aluminum from any recycle bin or any material from The trash dumpster.	Rules and Regs. (Posted)	\$100 common area fine	\$400
Fallen Leaves not removed within 21 days of notice.	CC&R 7.4 State Statute Applies 21	Removal by others and charged back to homeowner	
Owner or Tenant not registered	Rules & Regs	\$100	\$400
Handymen/Contractors dumping other than leaves and yard cuttings in dumpster	Rules & Regs	\$100	\$400
Handymen or others soliciting services to residents.	Rules & Regs	\$100	\$400

FINE SCHEDULE:	CC&R or other Reference	3rd Notice	4th and additional notices
All animals will be licensed and vaccinated (Verification Required)	Rules & Regs	\$100	\$400
Resident giving key card to anyone for any reason	Rules & Regs	Will be subject to immediate fine of \$250	
Lost or damaged key card	Rules & Regs	Will be deactivated & \$25 replacement fee	
Trash left outside dumpster when it is full or not operating	Rules & Regs	Will be subject to immediate fine of \$100	
Approaching office staff in an aggressive or offensive manner	Rules & Regs	\$100 fine & possibly banned from office	
Disruptive behavior or refusing to comply with association meeting rules	Rules & Regs	Will be subject to \$100 fine	

FYI: ALL ARCHITECTURAL ISSUES NEED TO BE DISCLOSED TO ALL POTENTIAL BUYERS