

Bethany Crest No. 2 HOA Fine Schedule and Enforcement Policy

Below is the Fine Schedule and Enforcement Policy for the Bethany Crest No. 2 Homeowners Association. The primary objective is to correct ongoing problems that affect the overall quality of the neighborhood. The violation process includes multiple notifications, ample time to take corrective actions, and fair enforcement by an objective third party.

Schedule of Fines

<p><i>Landscape/Lot Maintenance Violation:</i> Yards must maintain an overall well-kept appearance. This includes: + Mowing front yard and side yard of corner lots, and grass must be edged and under 4" in height. + Trees and shrubs must be properly pruned. + Yard debris includes lawn clipping, tree/shrub trimmings and leaves, etc., must be raked/removed from view of street after maintenance. + Weed control includes flowerbeds, non-lawn area, and cracks of sidewalks and driveways. + Lot must be free of trash and newspapers. Hoses must be kept in proper place.</p>	<p>\$25.00 per week plus landscaping costs if corrections are not made in a timely fashion</p>
<p><i>Trash Violation:</i> Garbage cans and recycle containers must be removed from view of street other than the night before pickup and the day of pickup.</p>	<p>\$25.00 per week penalty plus \$15 service charge if the HOA has to manually remove your trash cans from view</p>
<p><i>Quiet Enjoyment (Nuisance) Violation:</i></p>	<p>\$25.00 per week</p>
<p><i>Chicken/Poultry/Animal Violation*:</i></p>	<p>\$25.00 per week</p>
<p><i>Parking Violation*:</i></p>	<p>\$40.00 per week</p>
<p><i>Architectural Violation*:</i> Structure must be free of moss and dirt and properly painted.</p>	<p>\$25.00 - \$100 per week</p>
<p><i>Front and Rear Yard Installation Violation:</i></p>	<p>\$25.00 - \$100 per week</p>
<p><i>ACC Application Violation:</i></p>	<p>\$100.00 per week (Home Improvement Application must be submitted and approved before any architectural improvements can be made. If the application is not submitted and approved prior to commencement of the work, fines can be imposed from the day work began, after the appropriate notice and hearing,)</p>

*Refer to CC&R for more details.

This above list is not complete or comprehensive. All other violations not listed or specified above will result in reasonable fines up to \$500.00 per week.

The payment of any and all legal fees and costs incurred by the Association to enforce violations or collect fines shall be the responsibility of the homeowner.

Homeowners are responsible for damage caused to the common area. It is the homeowner's responsibility to inform their tenants of the rules and regulations. The homeowner is responsible for any common area damaged caused by the tenants.

Procedure for Landscaping/Lot Maintenance and Trash Violations

First Violation: A courtesy warning letter citing the specific violation(s) and requesting correction of violation(s).

Subsequent Violations: See "Schedule of Fines" above.

Procedure for Other Violations

First Violation: A courtesy letter citing the specific violation(s) and requesting correction of violation(s).

Second Violation: A letter sent requesting the homeowner to appear at a hearing before the Board of Directors (or their appointed designees) to address the cited violation(s). The letter will identify the nature of the violation(s), date, time and location of the hearing. If the homeowner fails to appear at the hearing or provide written evidence on his/her behalf, a monetary penalty will then be imposed against the homeowner. The Board of Directors will notify the homeowner, in writing, of its decision.

Continuing Violation: The Board may impose a continuing monetary penalty, assessed on a weekly basis, without additional notice or hearing, until the infraction or violation has been remedied. (A continuing violation is a violation of an ongoing nature which has not been corrected.)

Repeat Violation: Hearing Letter to Homeowner.

(A repeat violation occurs when a person violates the same provision of the Association's governing document more than once and has already been given the appropriate warnings and hearing. A repeated violation will result in an immediate doubling of fines.) There may be a repeat, continuing violation, in which case fines (which have been doubled) will be assessed on a weekly basis until the violation is corrected.

This Fine Schedule and Enforcement Policy, adopted by the Bethany Crest No. 2 Homeowners Association Board of Directors, is effective on March 14, 2016