

Saddle Ridge Homeowners Association

Schedule of Fines

To ensure compliance with the Governing Documents of Saddle Ridge Homeowners Association, Home Owners may be fined for violations. The Association’s Board of Directors has adopted this Schedule of Fines, which will be in effect until changed by action of the Board of Directors. Any violation of the Governing Documents either by a Home Owner or a Home Owner’s tenant, invitee, guest or Unit occupant shall be subject to the following fines:

Violation	1st Occurrence¹	2nd+ Occurrence
Long term Parking of recreational vehicles in driveway or street ***Refer to section 8.3, item i Recreational Vehicles***	warning	\$250
All other SR HOA bylaw infractions	warning	\$75

Assessment of Fines

¹ Occurrences are to be at minimum 14 days apart.

The violation by any home owner, tenant, occupant or guest of any of the provisions of the **Saddle Ridge Documents (Bylaws or HOA Rules and Regulations)** shall be grounds for assessment by the Home Owner's Association, acting through its duly constituted Board, of monetary fines against the involved home owner. Such home owner shall be deemed responsible for such violations whether they occur as a result of his/her personal actions or the actions of his/her family, guests, tenants or any other person admitted through such home owner to the Saddle Ridge Neighborhood and Premises. Upon any such violation being alleged by the Board, the following procedures will be followed:

1. **Notice of Violation** – including the Saddle Ridge Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Home Owner on notice as to the violation, shall be sent by first class mail, postage prepaid, or personally delivered to the representative of said Home Owner at the address as shown in the notice required to be filed with the HOA.
2. **Hearing and Defense** – The offending Home Owner shall be notified of a scheduled hearing before the Board at which the Home Owner may offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting, but in no event, shall the Home Owner be required to appear less than 7 days from the date of the notice.
3. **Default** – Failure to respond to the notice of violation or appear at the hearing constitutes a default.
4. **Hearing and Decision** – Upon appearance by the Home Owner before the Board and presentation of evidence of defense, or, in the event of the Home Owner's default, the Board shall by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

Collection of Fines

The fines levied pursuant to the above stated rules and regulations shall be assessed against the co-owner and shall be due thirty days from the date of the board's decision. Failure to pay the fine will subject the Home Owner to all liabilities set forth by the Saddle Ridge Home Owner's Association. All unpaid amounts shall further constitute a lien on the Home Owner's unit, enforceable as set forth in the Association Bylaws.