

SJRR RULES & REGULATIONS – FINE STRUCTURE adopted February 9, 2000

INFORMATION:

This Fine Structure applies only to violations of the construction regulations in the COVENANTS.*

A. Other violations of the COVENANTS that coincide with County Law can be handled either by a letter from the BOARD and/or reporting to the appropriate County Authorities.

B. There will be a fine per day, per incident for any violation of the construction regulations of the Covenants when the Board, at a regular or special meeting, determines by a 2/3 vote that a violation has occurred (see PROCEDURE below)

C. The fines can range from \$25 to \$100 per day as determined by the Board. Violations will start at the \$25 range and can go up to \$100.

D. Failure to pay the fine within the time provided by the Board can result in a Lien being placed on the Property Owners lot and house.

E. Accumulated fines against an individual lot Owner resulting from a violation that exceeds \$1,000 may subject the property to Court action with the possibility of foreclosure proceedings at the discretion of the Board.

PROCEDURE:

1. Upon a violation as determined by a 2/3 vote of the Board, the Owner be sent a written Notice of Warning by certified mail sent to his/her address as it appears on the books or records of the Association.

2. The Notice of Warning will describe the violation and the necessary actions to take place for the correction of the violation.

3. The Notice of Warning will set forth the time period during which the correction should take place as determined by the Board. (Maximum of 90 days).

4. The Notice of Warning will tell the Owner:

- a. The amount of the fine
- b. The starting date of the fine
- c. The latest date that the fine can be paid prior to the Court action.

* COVENANT'S (1978 & Amended 1991) Construction regulations that Fine applies to:

1. Mobile homes and trailers for maximum of 6 months during building.
2. House externally complete as to appearance and cleanup in 12 months.
3. Boundary 10' on sides and 30' front and back.
4. Minimum 1,200sq ft with minimum 800sq ft on main floor.
5. Maximum 5,000sq ft.
6. Maximum 55% of lot covered with buildings.
7. Maximum 37' high.
8. Roof 5"-12"

Specific fines adopted at the April 11, 2006 POA Board Meeting:

Lot Maintenance Violations (Per Covenant # 5 and #9): FINE \$50 plus \$1 per day per violation

Assessed beginning on the 61st day after the first Board written warning and continuing daily until the violation is rectified.

Excessive Noise (Per Covenant #6) FINE \$10 per occurrence

Assessed for each repeat violation occurring after one written warning from the Board

Pets (Per Covenant #7) FINE \$25 per occurrence

Assessed for each repeat violation occurring after one written warning from the Board.

Firearms Discharge (Per Covenant #11) FINE \$25 per occurrence

Assessed for each repeat violation occurring after one written warning from the Board

Fire Hazard Clean-Up Due to fire hazard concerns, a property owner may be asked to clear the fire hazards on their property within 30 days of notification from the SJRR POA Board. If not performed within this period of time, the POA Board reserves the right to contract the clean-up and bill the property owner for all related clean-up costs. In the event that the bill is not paid within 30 days then a lien will be placed on the property.

Reminder: The revised Covenants of 1991 state:

#5: The Board can suspend the voting rights and the right to the use of the recreational facilities of any member for any continuing violation.