

**COURTNEY VIEW ESTATES
HOMEOWNERS ASSOCIATION
RULES AND REGULATIONS
AS TO FINES FOR CC&R VIOLATIONS**

AMENDED: June 30, 2012

As time passes in the community, owners may forget their responsibility to follow covenants, conditions and restrictions set for the neighborhood. Article 7 of the Covenants, Conditions and Restrictions (CC&R's) of the development states that the Board is empowered to adopt such reasonable rules and regulations as it may find to be necessary with respect to the enforcement of these covenants.

Essentially, if a resident refuses to comply with the CC&R's an owner can be fined. The Board of Directors has the right to add a financial penalty to any lot who refuses to comply with the Covenants, Conditions and Restrictions of the community. This also applies to owners who rent their properties and the renters who violate the covenants, conditions and restrictions of the development. With this in mind, the Board of Directors approved the following Rules and Regulations as to fines.

FOR ALL OWNERS AND OCCUPANTS

The following table exemplifies progressive fines for continuing or subsequent violations. The time frame between each progressive "Notice of Violation" (NOV) shall not be less than fifteen (15) calendar days. Owners who are found in violation of the CC&R's will be fined as outlined, in writing:

<u>NOTICE</u>	<u>DESCRIPTION</u>	<u>FINE</u>	<u>FOLLOW UP</u>
1	Courtesy Letter	No fine	Within 15 business days
2	Second NOV	\$25.00	Within 15 business days
3	Third NOV	\$50.00	Within 15 business days
4	Fourth NOV	\$200.00 (Notified by Attorney)	Within 15 business days
5	Fifth NOV	\$300.00	Within 15 business days
Subsequent notices shall be increments of:		\$100.00	Legal action for violation of CC&R's

In the event an owner is fined six times and refuses to comply with the Covenants, Conditions, and Restrictions (CC&R's) the following steps may be taken:

- A. The account will be turned over to the Association's Attorney for placement of a Claim of Lien against the property if the fine remains unpaid, and
- B. The Association will file an action in Superior Court for an injunction prohibiting further violations of the CC&R's.