

Cherry Creek Homeowner's Association

Fine Schedule

Fines and procedures for enforcing covenants

The Board of Directors has determined the following schedule for handling homeowners who violate our covenants and guidelines.

Homeowners with violations will receive a letter from SVN Retter & Company reminding them of the Rule and a description of their violation. The homeowner will have 10 days from the date of the notice to correct or rectify the violation.

If the violation is not handled properly by the homeowner within the 10 day window, then a Violation letter will be sent stating the violation again along with the request that the violation be corrected in 5 days from the date of the letter. The 5th day will be identified in the letter so there is no confusion by the Board or the Homeowner as to when the violation must be rectified by.

This Violation letter will also state the fact that a fine will be levied against the homeowner if the problem is not rectified by this defined date. The fining schedule is outlined below.

If the homeowner fails to correct the violation and pay all fines, then a third and final letter will be sent to the homeowner notifying them that a lien is being placed against the property along with the additional attorney's fees and associated costs. This will be a very costly outcome for the homeowner that should be avoided.

Fine Schedule. The following fine schedule has been adopted for all recurring covenant violations.

Pets

INITIAL FINE: \$50.00. An additional fine of \$10.00 per day for every day of non-compliance after a five (5) day notice has been given.

Failure to Submit Improvement and Alterations Plans for Approval from ACC

INITIAL FINE: \$250

Trailers, Motor Vehicles and Parking

INITIAL FINE: \$25.00. An additional fine of \$10.00 per day for every day of non-compliance after a five (5) day notice has been given.

Nuisances, Rubbish, Etc.

INITIAL FINE: \$25.00. An additional fine of \$10.00 per day for every day of non-compliance after a five (5) day notice has been given.

Landscaping

INITIAL FINE: \$50.00. An additional fine of \$10.00 per day for every day of non-compliance after a five (5) day notice has been given.

Trash Containers and Collection

INITIAL FINE: \$25.00. An additional fine of \$10.00 per day for every day of non-compliance after a five (5) day notice has been given.

Machinery and Equipment

INITIAL FINE: \$50.00. An additional fine of \$25.00 per day for every day of non-compliance after a ten (10) day notice has been given.

Signs

INITIAL FINE: \$15.00. An additional fine of \$5.00 per day for every day of non-compliance after a five (5) day notice has been given.

No Business Use

INITIAL FINE: \$25.00. An additional fine of \$10.00 per day for every day of non-compliance after a five (5) day notice has been given.

Other Buildings

INITIAL FINE: \$50.00. An additional fine of \$20.00 per day for every day of non-compliance after a five (5) day notice has been given.

Maintenance of Lots by Owners

INITIAL FINE: \$50.00. An additional fine of \$10.00 per day for every day of non-compliance after a five (5) day notice has been given.