

## Orchard Hollow Homeowners Association Schedule of Fines

CC&R Ref #	CC&R Summary Description	Fine for Violation*	Time allowed to Cure
VII.1	All lots are living units and restricted to such. Each living unit shall be used to occupy no more than five batching singles	\$500	30 Days
VII.2	Units may be leased only in their entirety. No fraction or portion may be leased. No subleasing of units or assignment of leases except with Board's prior written approval.	\$500	30Days
VII.3	Dogs (not more than 35lbs), cats, birds, and other pets as determined by the board are allowed. Max of 2 pets per unit. No pets shall be kept, bred, or maintained for any commercial purpose.	\$100	10 Days
VII.4	Fences are permitted only in backyards and must match what is already present. Should additional fencing be desired it must be approved by a full meeting of HOA members with 60% approval vote.	\$250	15 Days
VII.5	Tents, shacks, or other structures of a temporary nature are prohibited except for the use of construction and repair of a living unit. Removed immediately upon completion.	\$500	15 Days
VII.6	Yard art is prohibited. Examples include; artificial birds and animals, windmills, decorative displays and fountains, etc. Tasteful Christmas lights may be displayed between Thanksgiving and New Years Day so long as they are removed during all other times.	\$0	
VII.7	Freestanding flagpoles are prohibited. May have a flag attached to the unit. Exceptions for this are the Fourth of July, Twenty Fourth of July, and Memorial Day.	\$0	
VII.8	No on-street parking outside of designated stalls. No commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats, or other watercraft, or other oversized vehicles, stored vehicles, and unlicensed or inoperable vehicles shall be stored except for enclosed garages.	\$50	10 Days
	One boat or recreational vehicle may be temporarily kept or stored completely in a driveway or completely on a parking pad on a lot for not more than four nights within each calendar month and no more than two consecutive nights.	\$100	10 Days
VII.9	a) Only one "For Sale" and "For Rent" Sign is allowed. Must be removed within 2 days of closing the contract.	\$0	
	b) Open House signs have the same limitations and standards as "For Sale" signs.	\$0	
	c) Security System Signs are allowed but must be single sided and a max of (150) square inches. Decals may be displayed in window	\$50	10 Days
	d) Neighborhood Watch and "No Soliciting" signs that don't exceed (36) square inches are allowed	\$50	10 Days
	e) Campaign or Proclamation Signs -Local, State, and Federal Elections are allowed but must be removed within 3 working days after the election.	\$50	10 Days
VII.10	Outdoor drying or hanging of clothes and other articles is prohibited.	\$0	
VII.11	No storage under decks is permitted	\$10	30 Days
VII.12	Each owner may use a portion of th elimited common area in the rear of a living unit for the maintenance of a personal flower bed not to exceed 100 square feet. Each flower bed shall be kept free of weeds, grasses and debris. No planting shall be higher than (3') above the finished lot grade.	\$0	
VII.13	Excessive noise is prohibited in the development.	\$500	30 Days
	Reinvestment Fee for when an individual buys a condominium in the community	.25% of Sale Price	
	Late Assessment Fee	\$15	30 Days for 90 Days
	Car fee for units with more than 2 cars per unit	30/per vehicle	30 Days

Before assessing a fine the Board shall:

- (a) notify the lot owner of the violation; and
- (b) inform the owner that a fine will be imposed if the violation is not remedied within the time to cure listed above.

The Board may re-assess a fine if:

- (i) within one year after the day on which the lot owner receives a warning, the lot owner commits another violation of the same rule or provision.
- (ii) the lot owner allows a violation to continue for 10 days or longer after the time to cure given in the warning has expired.