

Bella Terra/Fine Schedule

Fine Schedule is an Amendment to Bella Terra CCR and Bylaws and is to aid Article Six and Nine of the Bella Terra Bylaws. Date Amended October 13, 2017. Date Effective November 01, 2017. All fines that are imposed will coincide with suspension of voting rights and use of common area until board deems member and or lot compliant.

All fines and reimbursements will be assigned to the lot. The balance owed will be due at the beginning of the following month.

Parking and Storage

Buses, Boats, Boat Trailers, Trailers, Campers, Motor Homes, etc.

This fine schedule will be situational. The HOA board understands there are circumstances where these items may be present for a day or two. The board will have full discretion on when to enforce below schedule.

First Offense:

1st warning is a mailbox letter drop in to become compliant via HOA.

2nd warning is 3 days to remedy from receipt of notice. Second warning will contain that third warning includes a fine of \$50 dollars toward address.

3rd warning comes with \$50 dollar fine put against the address due on first of month.

4th warning and up escalates \$250 a month due on first of month.

If there is a repeat violation at same address within 1 month, the first warning on second violation is 3 days to remedy and \$150. Second violation is \$300 per incident. Fines can be in succession. The board will have full discretion.

Overnight Street Parking

First Offense:

1st warning is a mailbox letter drop in to become compliant via HOA.

2nd warning is immediate request to move and become compliant. Second warning will contain that third warning includes a fine.

3rd warning comes with \$50 dollar fine put against the address.

4th warning and subsequent warnings the fine escalates to \$150 per incident.

If there is a repeat violation at same address within 3 months, the first warning on second violation is 1 day to remedy and \$150 fine. Second violation and up is \$300 per incident. The board will have full discretion.

Flower Beds - Tall and Excessive Weeds/ Non Maintained shrubs / Dead Plants and Trees

First offense:

1st warning is 7 days to remedy from receipt of mailbox letter drop in to become compliant via HOA.

2nd warning comes with notice of 3 days to remedy with notice vial letter drop in mailbox.

3rd warning comes with \$50 dollar fine put against the address.

4th warning comes with \$150 dollar fine and additional reimbursement if the board elects to hire a landscape company to bring the offense back into compliance.

Repeat offense: will follow same protocol. Board has full discretion to increase the fine schedule for repeat offenses.

Yard predominantly weeds or dirt: Yards will be rough visual estimation.

Warning letter sent to homeowner will contain notice of the yard violation. Within the warning letter the homeowner will have to submit a plan moving forward to remedy the situation. The Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days receipt of notice. The context will need to roughly state what will be done to remedy the situation and estimated time to get under control. This can vary greatly due to time of year and board will have full discretion on how to proceed. If noncompliance the board will put forth a treatment schedule that will be assessed to the lot until deemed into compliance. The homeowner will be responsible for reimbursement of the treatment schedule. If noncompliance is deemed after the board has set up the compliance schedule, the homeowner will be subject to reimbursement of treatment Schedule Plus an additional fine of \$150 per month due on first of the month. If the treatment schedule is to be applied or worked by homeowner the homeowner will be subject to receipt requests of products used to remedy the situation to board. If using a company the homeowner will need to supply a copy of invoices to board for review. Board will have full discretion on when to start and apply said fines and or treatments.

Lawn Maintenance: Trimming (Weed eating), Edging, and Grass Clippings

First offense:

1st warning is 7 days to remedy from receipt of mailbox letter drop in to become compliant via HOA.

2nd warning comes with notice of 3 days to remedy with notice of third warning containing fine via mailbox letter drop in.

3rd warning comes with \$50 dollar fine put against the address.

4th warning comes with \$150 dollar fine and additional reimbursement if the board elects to hire a landscape company to bring the offense back into compliance.

Repeat offense: will follow same protocol. Board has full discretion to increase the fine schedule for repeat offenses.

Dead Trees, Bushes, Shrubs in yard

Warning letter sent to homeowner will contain notice of violation. Within the warning letter the homeowner will have to submit a plan moving forward to remedy the situation. The Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days receipt of notice. The context will need to roughly state what will be done to remedy the situation and estimated time to get under control. This can vary greatly due to time of year and board will have full discretion on how to proceed from that point. If noncompliance deemed by the board, the board will arrange for the dead trees/bushes/shrubs etc. to be removed. The homeowner will be responsible for reimbursement of the work done to bring the lot into compliance plus \$150 dollar fine.

Tree limb overgrowth affecting traffic vision

Warning letter sent to homeowner will contain notice of the violation. Within the warning letter the homeowner will have to submit a plan moving forward to remedy the situation. The Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days receipt of notice. The context will need to roughly state what will be done to remedy the situation and estimated time to get under control. The board will have full discretion on how to proceed from that point. If noncompliance deemed by the board the board will arrange for the removal of limb overgrowth and the homeowner will be responsible for reimbursement of the work done to bring the lot into compliance plus \$150 dollar fine.

Broken Basketball Goals / Non Approved Goals / Goals Laying on side and not upright

First offense:

1st warning is 7 days to remedy from receipt of mailbox letter drop in to become compliant via HOA.

2nd warning comes with notice of 3 days to remedy with notice of third warning containing fine via NSC.

3rd warning comes with \$150 fine per month until remedied.

Non-Approved Sheds and Outbuildings

Notification of a 45 day window to become compliant. The notice will be mailbox drop in letter. Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days of receipt of warning. If noncompliance the board will put forth a fine schedule of \$700 per month until deemed into compliance. Fine schedule will be \$700 a month due on the first of the month.

Example:

Date Violation received: After 45 days and violation is not remedied, on September 01st 2017 a fine of \$700 will be imposed on the lot. If shed/Outbuilding is not removed by or on October 01st 2017 a fine of additional \$700 will be imposed on the lot. If shed is removed October 02nd 2017 the fine for October will remain

Broken Mailboxes

Notification of a 30 day window to become compliant. The notice will be mailbox drop in letter. Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days of receipt of warning. If noncompliance the board will put forth a fine schedule of \$100 per month until deemed into compliance. Due on the first of the month.

Trash and other Nuisance

Notification of a 14 day window to become compliant. The notice will be mailbox drop in letter. Homeowner will be responsible for reaching out to the board via written (email or mail) context within 7 days of receipt of warning. If noncompliance the board will put forth a fine schedule of \$100 per month until deemed into compliance. Due on the first of the month.

Machinery and Equipment

Notification of a 14 day window to become compliant. The notice will be mailbox drop in letter. Homeowner will be responsible for reaching out to the board via written (email or mail) context within 7 days of receipt of warning. If noncompliance the board will put forth a fine schedule of \$250 per month until deemed into compliance. Due on the first of the month.

Erosion Control

Warning letter sent to homeowner will contain notice of the violation. Within the warning letter the homeowner will have to submit a plan moving forward to remedy the situation. The Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days receipt of notice. The context will need to roughly state what will be done to remedy the situation and estimated time to get under control. This can vary greatly due to circumstance. The board will have full discretion on how to proceed. If noncompliance the board will put forth a compliance remedy that will be assessed to the lot until lot is deemed into compliance. The homeowner will be responsible for reimbursement of said fix or schedule. If noncompliance is deemed after the board has set up the compliance schedule, the homeowner will be subject to additional fines deemed appropriate by the board. This fine could vary under the circumstance and therefor a dollar value can't be written. Possible road fixes or a possible fix to a common area could vary greatly in price. If the fix is to be applied or worked by homeowner, the homeowner will be subject to receipt requests of products used to remedy the situation to board. If using a company the homeowner will need to supply a copy of invoices to board for review. Board will have full discretion on when to start and apply said fines and or treatments to bring common area back to original state.

LiveStock and Non Approved Animals

Warning letter sent to homeowner will contain notice of the violation. Within the warning letter the homeowner will have to submit a plan moving forward to remedy the situation. The Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days receipt of notice. The context will need to roughly state what will be done to remedy the situation and estimated time to get under control. The board will have full discretion on how to proceed from that point. If noncompliance deemed by the board the

Signs/Antennas

Notification of a 14 day window to become compliant. The notice will be mailbox drop in letter. Homeowner will be responsible for reaching out to the board via written (email or mail) context within 7 days of receipt of warning. If noncompliance the board will put forth a fine schedule of \$100 per month until deemed into compliance. Due on the first of the month homeowner will be fined \$100 dollar fine the first violation. Antenna fines Schedule will move to \$350 per month and board will have full discretion on how to proceed and fine amounts in regards to Antennas.

Trash Containers and Collection

Notification of a 14 day window to become compliant. The notice will be mailbox drop in letter. Homeowner will be responsible for reaching out to the board via written (email or mail) context within 7 days of receipt of warning. If noncompliance the board will put forth a fine schedule of \$100 per month until deemed into compliance. Due on the first of the month homeowner will be fined \$100 dollar fine the first violation. Board will have full discretion on how to proceed due to the variance of circumstances.

Fluid Storage

Notification of a 14 day window to become compliant. The notice will be mailbox drop in letter. Homeowner will be responsible for reaching out to the board via written (email or mail) context within 7 days of receipt of warning. If noncompliance the board will put forth a fine schedule of \$100 per month until deemed into compliance. Due on the first of the month homeowner will be fined \$100 dollar fine the first violation. Board will have full discretion on how to proceed due to the variance of circumstances.

Road and Curb damage

Warning letter sent to homeowner will contain notice of the violation. Within the warning letter the homeowner will have to submit a plan moving forward to remedy the situation. The Homeowner will be responsible for reaching out to the board via written (email or mail) context within 15 days receipt of notice. The context will need to roughly state what will be done to remedy the situation and estimated time to get under control. This can vary greatly due to circumstance. The board will have full discretion on how to proceed. If noncompliance the board will put forth a compliance remedy that will be assessed to the lot until lot is deemed into compliance. The homeowner will be responsible for reimbursement of said fix or schedule. If noncompliance is deemed after the board has set up the compliance schedule, the homeowner will be subject to additional fines deemed appropriate by the board. This fine could vary under the circumstance and therefore a dollar value can't be written. Possible road fixes or a possible fix to a common area could vary greatly in price. If the fix is to be applied or worked by homeowner, the homeowner will be subject to receipt requests of products used to remedy the situation to board. If using a company the homeowner will need to supply a copy of invoices to board for review. Board will have full discretion on when to start and apply said fines and or treatments to bring common area back to original state.