

**Highland Ranches
Property Owners' Association**

P.O. Box 1039
Virginia City, NV 89440

February 28, 2006

**Schedule of Fines and Penalties for
Violations of the By-Laws, CC&R's, and/or Architectural Guidelines
or NRS 116**

1. An initial fine of up to \$100 may be imposed for each violation or a total amount of \$500, whichever is less. If the violation is not cured within 14 days, the violation shall be deemed a continuing violation. Thereafter the Board may impose an additional fine for the violation for each 7-day or portion thereof that the violation is not cured. Any additional fine may be imposed without notice or an opportunity to be heard.
2. All fines must be paid within 30 days after the final decision made by the Board. If a fine is not paid within the aforementioned 30-day period, it shall result in a lien being placed against the property.
3. Alternatively, or cumulatively: the Board may prosecute all legal remedies it has to enjoin the violator's wrong conduct and to obtain damages caused by such wrongful conduct, including attorney fees and court costs.
4. If a property owner is in violation of the By-laws, CC&R's, or the Architectural Guidelines, he/she is ineligible to vote on matters relating to the Highland Ranches Property Owners' Association.
5. The fines and penalties are in accordance with Nevada Revised Statute NRS 116.31031.

*This "Schedule of Fines and Penalties" was unanimously approved and adopted by the
HRPOA Board of Directors on February 28, 2006.*