

NORTHCREST RANCH PROPERTY OWNERS' ASSOCIATION, INC. FINE AND FEE SCHEDULE

Section	Title	Violation	Fine
ARTICLE II - RESERVATIONS, EXCEPTIONS AND DEDICATIONS			
2.04(b)	Utility Easements	Failure to Maintain Easement	\$ 100.00
2.05	Easement	Prohibited Motorized Vehicles	\$ 500.00
2.05	Easement	Construction of Fence or other Structures	\$ 100.00
ARTICLE III - USE RESTRICTIONS			
3.01	Lot Use	Other than Single Family Residence	\$ 500.00
3.01	Lot Use - Prohibited	Prohibited - Mobile Homes, Trailers, Manufactured Homes, Duplex, Condominiums, Garage Apt or Apt Housing	\$ 1,000.00
3.01	Construction-New & Additional	Failure to obtain ACC prior approval	\$ 1,000.00
3.01	Construction - Time	Failure to Timely Commence Construction or Timely Complete Construction	\$ 500.00
3.01	Construction - Modifications	Modifications without ACC Approval	\$ 500.00
3.06	Lot Use of Temporary Structures	Prohibited Use of structures being used as temporary or permanent residence- trailer, basement, tent, shack, garage, bar or other outbuilding	\$ 500.00
3.08	Removal of Trees, Trash and Care of Lots during Construction	Failure to Maintain Lot	\$ 500.00
3.09	Drainage - Established drainage	Failure to Maintain	\$ 200.00
3.09	Drainage - Lot Improvement	Failure to Provide Drainage Plan	\$ 500.00
3.11	Water Supply	Failure to obtain ACC Approval	\$ 1,000.00
3.12	Sanitary Sewers	Failure to provide Septic Permit	\$ 500.00
3.13	Walls and Fence - Construction	Failure to obtain ACC approval	\$ 1,000.00
3.13	Walls and Fence - Maintenance	Failure to Maintain and Repair	\$ 200.00
3.14	Prohibition of Offensive Activities	Failure to prevent Noxious or Offensive Activity	\$ 100.00
3.15	Garbage & Trash Disposal	Failure to Maintain in a Clean and Sanitary Condition	\$ 100.00
3.16	Junked Motor Vehicles Prohibited	Prohibited motorized Vehicles; Failure to store parts, accessories and other in storage area	\$ 100.00
3.17	Signs	Un-approved signage	\$ 100.00
3.18	Animal Husbandry	Prohibited animals and use; Exceeding horse capacity	\$ 200.00
3.18	Animal Husbandry	Animal nuisance/threat to others	\$ 500.00
3.20	Lot Maintenance	Failure to Maintain	\$ 200.00
3.21	Exterior Maintenance of Building	Failure to Maintain	\$ 200.00
3.22	Miscellaneous Use Restrictions	Parking and Storage	\$ 100.00
3.23	Views, Obstructions, Privacy	Failure to obtain prior ACC approval; Prohibited Items; Failure to Maintain and Repair	\$ 500.00
3.25	Solar Panels	Failure to obtain ACC approval	\$ 100.00
3.27	Hazardous Waste	Hazardous Substance located on Lot	\$ 5,000.00
ARTICLE IV - ARCHITECTURAL CONTROL COMMITTEE			
4.01	Basic Control	Failure to obtain ACC approval	\$ 1,000.00

REPEAT OF VIOLATION:

Once a violation is corrected, if the violation is repeated at anytime within 180 days of the corrective action date, which is the cure date noted by the management company, the Owner will be subject to an increased Fine, which will be equal to double the applicable Fine amount.