



STONEHEDGE ON THE RIM ASSOCIATION, INC

1156 SW Rimrock Way, Redmond, OR 97756
Sotra97756@gmail.com

The mission of the Stonehedge on the Rim Homeowners Association is to carry out those actions required to protect and enhance all properties lying within the boundaries of Stonehedge on the Rim.

ENFORCEMENT AND FINANCIAL PENALTIES RESOLUTION

WHEREAS, pursuant to ORS 94.630(1)(n), and, Article 8, Section 6, Sub-section 2, and Article 11, Section 3, of the Declaration of Covenants, Conditions and Restrictions of Stonehedge on the Rim Association, Inc. (CC&Rs), the Stonehedge on the Rim Association, Inc., Board of Directors has the authority to levy fines against Members/Owners for violations of the association's CC&Rs, bylaws and, rules and regulations.

BE IT THEREFORE RESOLVED, that the Stonehedge on the Rim Association, Inc., Board of Directors does hereby adopt the following procedures, actions and, attached Schedule of Violations and Fines, with regard to non-monetary violations:

1. Upon being aware that a violation has occurred or upon receipt of a complaint, the Board of Directors shall: Mail to the Owner(s) of the subject property, a Warning-Violation Notice that describes the violation; establishes a deadline to correct the violation; contains the Schedule of Violations and Fines; and, advises the Owner(s) of their right to request a hearing before the Board.
 - a) If the Owner(s) has not corrected the violation by the deadline established on the Warning-Violation Notice, the applicable fine and frequency established in the Schedule of Violations and Fines will begin accruing the day following the deadline established and continue accruing until such time as the violation is remedied.
 - b) If the Owner(s) has, within the allotted time, contacted the Board to request a hearing on the matter, no fine will be assessed pending the results of the hearing.
 - c) If the Owner(s) requests a hearing then fails to appear at said hearing and, the violation has not been corrected, the Board may at its discretion, assess the applicable fine and frequency established in the Schedule of Violations and Fines to begin accruing immediately and continue accruing until such time as the violation is remedied.
 - d) If a hearing has been held at the Owner(s) request and, the Board finds that a violation did occur and, the violation has not been corrected, the applicable fine and frequency established in the Schedule of Violations and Fines will begin to accrue five (5) days after the date of hearing and continue accruing until such time as the violation is remedied.
2. If it is a matter of record that the violation occurs intermittently, considered to be two (2) or more incidents within a twelve month period, the Board of Directors shall: Mail to

the Owner(s) of the subject property, a Warning-Recurring Violation Notice that describes the violation; provides the dates that previous Violation Notices were issued; establishes a deadline to correct the current violation; contains the Schedule of Violations and Fines; advises that if the violation occurs again a fine of \$100 per occurrence will be assessed without further notification to the Owner(s); and, advises the Owner(s) of their right to request a hearing before the Board.

3. Hearing procedure: If the Owner(s) submits a request for hearing on the violation:

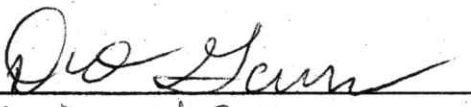
- a) The Board of Directors shall mail to the Owner(s) a Notice of Violation-Hearing Scheduled.
- b) Said hearing may be scheduled for the specific purpose of holding the hearing or, the hearing may be an agenda item on a regularly scheduled board meeting.
- c) During the hearing the Owner(s) shall be provided ample time to present their case and present testimony and/or evidence that is relevant to the violation.
- d) Board Decision. The Board may decide the matter before adjourning the meeting or, vote to defer a decision until a future meeting but, no more than ten (10) days after the hearing. The decision of the Board must be included in the minutes of the meeting at which the decision is made.
- e) If the Board finds the violation occurred it may, at its discretion, grant the Owner(s) additional time to correct the violation or, otherwise comply with the decision of the Board.

4. Payment of Fine:

- a) If a violation is not corrected or abated by the deadline established on the Warning-Violation Notice and a fine has been assessed, the Association will prepare an invoice which is due and payable 15 days from the date of the invoice; or
- b) If a hearing is held on the matter and the Board finds a violation occurred and, the violation is not corrected or abated within five days of the date of hearing or Board's decision, the Association will prepare an invoice which is due and payable 15 days from the date of the invoice; or
- c) If Owner(s) fails to appear at a hearing scheduled at their request and, the violation has not been corrected or abated, the Association will prepare an invoice which is due and payable 15 days from the date of the invoice.
- d) Lien: Any unpaid fine is a lien upon the Owner(s) subject property and shall be collected pursuant to the "Collection of Unpaid Charges Resolution" as it may be amended from time to time.

Pursuant to ORS 94.630(1)(a), this document and the attached schedule supersede all previous Stonehedge on the Rim Association enforcement and financial penalties resolutions and schedules.

This Resolution was passed by all members of the Stonehedge on the Rim Association, Inc.
Board of Directors on this 17th day of September 2020.



President David Gaines

Stonehedge on the Rim Association, Inc.
Schedule of Violations and Fines

Violation	Of	Time to Remedy	Fine if Not Remedied	Per
Commercial, retail, industrial use of Lot	CC&R Article 4.2	10 days	\$100	every 15 days
Landscaping not maintained in neat and clean manner, less than 20% grass	CC&R Article 4.6	10 days	\$15	day
Maintaining less than one garage space for vehicle parking	CC&R Article 4.8	10 days	\$25	day
Recreational vehicles, trailers, boats not stored behind fence	CC&R Article 4.8 & Bylaws Section 7.6	3 days	\$25	day
Routinely parking vehicles of any nature on the street (See Note 1)	CC&R Article 4.8 & Bylaws Section 7.6	2 days	\$15	day
Lot and structures not kept in clean/attractive condition, fire hazard	CC&R Article 4.10	10 days	\$100	every 30 days
Trash, refuse, garbage containers, wood piles, clothes lines not screened	CC&R Article 4.11 & Bylaws Section 7.5	2 days	\$15	day
Failure to obtain Architectural Review Board approval for: Tree planting or removal (except dead trees) Antennas Addition of or alteration to the home, other structures, fences, walls Change in roofing; change to exterior color scheme	CC&R Article 4.7 CC&R Article 4.9 CC&R Article 4.13.3 CC&R Article 4.13.3	(In addition to the fine, the violation must be brought into compliance with CC&Rs within 30 days)	\$200 \$100 \$200 \$500	occurrence occurrence occurrence occurrence
Placing trash or objects of any kind on Common Property	Bylaws Section 7.1	none	\$100	occurrence
Keeping poultry, fowl, livestock, horses, exotic animals on Lot	Bylaws Section 7.2	10 days	\$50	day
Failure to: Keep animals confined to enclosed areas on Lot Keep animals on leash in Owner(s) presence when not on Lot	Bylaws Section 7.2 Bylaws Section 7.2	2 days none	\$15 \$50	day occurrence
Keeping, raising, breeding dogs or cats for commercial purposes	Bylaws Section 7.2	10 days	\$200	month
Recurring violations; nuisances which are a source of annoyance to other Owners (See Note 2)	Bylaws Section 7.3	none	\$100	occurrence
Campers, mobile homes, trailers, manufactured homes used as residence	CC&R Article 4.12	none	\$1,000	occurrence

Note 1: Owners and/or Occupants of a Lot are prohibited from parking vehicles, of any nature, on the streets of Stonehedge on the Rim for greater than three (3) days per month. The three day limit applies to each Lot, NOT to each vehicle associated with a Lot and, the three (3) days per month do not have to be consecutive. (CC&R 4.13.2.)

Note 2: Recurring violations are violations having more than two (2) occurrences within a twelve (12) month period.