



Iron Horse Ranch HOA

Enforcement Policy and Fine Schedule

Below is the Enforcement Policy and Fine Schedule for Iron Horse Ranch. The primary objective for the Board of Directors Rules Enforcement Policy is rule compliance. The referenced sections (§) below are from the Amended and Consolidated Declaration of Covenants, Conditions and Restrictions for Iron Horse Ranch filed June 29, 2017 with the County Clerk of Oklahoma County as Document Number 20170629010908090.

Schedule of Fines

Modification and Design Violations: including but not limited to: Refuse §6.2(E), Exterior Color §6.2(F), Fences §6.2(G), Unapproved Landscape Modifications §6.2(H), Swimming Pools §6.2(J), Children's Playsets §6.2(K) Exterior Lighting and Alarms §6.2(L), Venting §6.2(M), Chimneys §6.2(O), Mailboxes §6.2(P), Water Sprinkler Systems §6.2(Q), Retaining Wall and Terracing §6.2(R), HVAC Systems §6.2(S), Guttering §6.2(T), Drainage §6.2(U), Windows and Doors §6.3, Signs §10.1, Antennas §10.2, Storage Tanks §10.3 - *\$100 per month;*

Failure to Maintain Lot Violation: including but not limited to failure to maintain structures, landscaping and fences §6.5(A) – *At Board of Directors discretion up to \$100 per day plus all other remedies in §6.5(A) including the ability of the neighborhood to maintain the property and charge the owner.*

Architectural Violations: including but not limited to violations against §6.5(B)(C) and (D) related to unapproved changes - *\$200 per month* (An Architectural Review Committee Application must be submitted and approved before any architectural improvements can be made. If the application is not submitted and approved prior to commencement of the work, fines can be imposed from the day work began, after the appropriate notice and hearing)

Parking and Storage §8.1:
Any street parking, storage, or driveway parking of any vehicle, including but not limited to ATVs, golf carts, RVs, and boats of any kind--*\$100 a month plus all other remedies in 8.1, including the ability of the neighborhood association to remove the vehicle.*

Article XI Violations including but not limited to Detached Buildings, Mobile Homes, ATVs, and "Offensive" activities or actions that negatively impact other home owners and are deemed offensive by the HOA Board under §11.5. - *\$200 per month*

This above list is not complete or comprehensive. All other violations not listed or specified above will result in reasonable fines up to *\$100.00 per week* for the first violation.

The payment of any and all legal fees and costs incurred by the Association to enforce



violations or collect fines shall be the responsibility of the homeowner.

Procedure

First Violation Notice: A courtesy letter citing the specific violation(s) and requesting correction of said violation(s).

Second Violation Notice: A letter sent allowing the homeowner to appear at a hearing before the Board of Directors (or their appointed designees) to address the cited violation(s). The letter will identify the nature of the violation(s), date, time and location of the hearing. If the homeowner fails to appear at the hearing or provide written evidence on his/her behalf, a monetary penalty will then be imposed against the homeowner. If the homeowner offers a specific abatement plan with target dates for compliance, the Board may waive at its discretion continuing monetary penalties. The Board of Directors will notify the homeowner, in writing, of its decision.

Continuing Violation:


The Board may impose a continuing monetary penalty, assessed on a monthly basis from the date of the First Violation Notice, without additional notice or hearing, until the infraction or violation has been remedied. (A continuing violation is a violation of an ongoing nature, which has not been corrected.)


Repeat Violation:

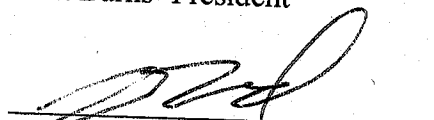
Hearing Letter to Homeowner. A repeat violation occurs when a person violates the same provision of the Association's governing document more than once and has already been given the appropriate warnings and hearing. A repeated violation will result in an immediate doubling of fines.

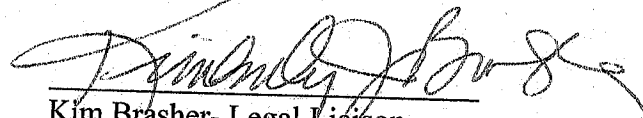
Revised 3/19/18

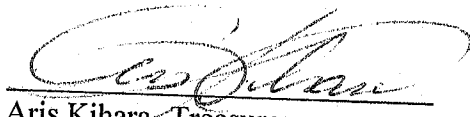
The Iron Horse Ranch Homeowner's Association Inc. Board of Directors,

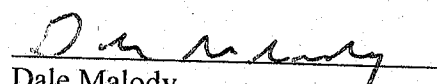

Matt Burns- President

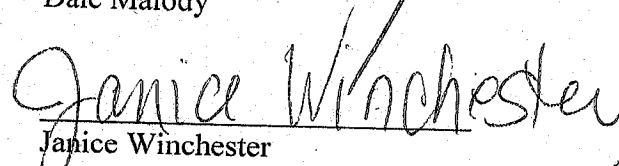

Forrest Walker- Secretary


Nathan Proud- Vice President


Kim Brasher- Legal Liaison


Aris Kihara- Treasurer


Dale Malody


Janice Winchester

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