

Introduction

The levying of fines is authorized by the Riva Chase Organizing Documents. Establishing a Schedule of Fines will create clarity for our membership and avoid the risk of arbitrary fines. The Schedule listed below is subject to periodic review and amendments by the HOA Board upon an affirmative majority vote. Any amendments to this Schedule will become effective only after publishing on the HOA website, along with an email Notice provided to the Riva Chase Membership.

The intent of this document is to provide guidance to the Board in processing complaints and to ensure consistency in levying fines should the need arise. Our Covenants, Rules and Regulations are in place primarily to protect our property values; and to set standards promoting harmony in our neighborhood. Here are a few guiding principles for everyone to observe.

If a neighbor is engaging in a certain behavior, or failing to abide by certain covenants, our hope is that as neighbors you can work it out between yourselves. We understand, however, that is not always possible.

So, if you need to report a violation to the HOA, please send an email explaining the circumstances to the HOA Board. An officer on the Board will contact the household in question, or if appropriate, refer the matter to the Architectural Control Committee. Every effort will be made to keep the matter confidential. If the first contact is unsuccessful, a certified letter will be sent to the household demanding the situation be resolved. The third step, if necessary, will be to levy a fine against the household using the Schedule of Fines, below.

We hope fines are never necessary. If, however, the imposition of the stated fines does not resolve the situation, rather than raising the fines for a first offense on the entire membership, the HOA Board, in its' discretion, may raise the level of the fines for subsequent violations by an individual member. To do so will require a majority vote by the HOA Board of Directors.

Schedule of Fines

<u>Violation</u>	<u>Fine for Offense</u>
Trash cans placed at curbside the night before	\$50 per offense
Parking on road overnight	\$50 per offense
Parking on lawn	\$50 per offense
More than two vehicles in driveway overnight	\$50 per vehicle
RV Parking > 24 hours	\$100 per offense
RV Parking on the road	\$100 per offense
Short-Term Rental violation	amount of nightly rent charged
Unauthorized fire pit (wood or not ACC approved)	\$50 per offense

In addition to the fines posted above, the HOA Board will also pass along to the homeowner, any administrative, postal or legal expenses associated with levying any fines imposed.