



CHINA FALLS HOMEOWNERS ASSOCIATION

Fines/Fee Schedule (Jan 2018)

6947 Coal Creek Pkwy SE, PMB #140

The HOA Board may assess late fees for late payment of annual homeowners dues and fines for the violation of any CC&Rs. Board will notify the homeowner by US mail with warnings and/or notifications of violations before assessing fines. Homeowner may send a written request for a hearing by the Board to explain and appeal a fine. If a written request is received, a minimum of 2 Board members will be assembled in a timely manner to hear the homeowner.

Annual Homeowners Dues

- Board will notify homeowner by US mail with a warning that dues have not been received within 1 month after the due date
- \$50 late fee if not paid within 30 days of sending of warning notice
- Additional \$50 late fee for each subsequent month unpaid

Overnight Parking Violations

- Board will place notices on offending vehicles. If repeated violations occur, Board will notify homeowner by US mail with a warning
- \$75 fine for first continued violation after warning
- \$200 fine for each additional violation with no limit to the number of fines assessed

Landscaping & Property Maintenance Violations

- Board will notify homeowner by US mail with corrective actions required and a reasonable deadline to correct
- \$75 fine if not corrected within deadline
- If not corrected after 30 days, Board may hire a landscaper or maintenance company to correct the violation at the Lot owner's expense

Other CC&R Violations

- Board will notify homeowner by US mail with a warning of violation and/or corrective actions required and a reasonable deadline to correct
- \$75 fine if not corrected within deadline
- \$200 for each additional violation of the same CC&R with no limit to the number of fines assessed

Adopted and enacted by the Board of China Falls HOA at the annual meeting on January 31, 2018.