

CORONADO RIDGE NEIGHBORHOOD ASSOCIATION

LIST OF FINES AND OTHER CHARGES

As of December 31, 2019

Annual Assessments

Covenants Article III Sec 4. Payments due March 31. Can only be increased or decreased 10% per year by vote of two thirds of the members voting in person or by proxy at an association meeting.

Special Assessments

Covenants Article III Sec. 4. Special assessments for specific purposes may be levied annually by a vote of two thirds of the Members voting in person or by proxy.

Design Control Violations

Covenants Article IV. Sec. 4. Violations of design covenants may be fined \$50 per occurrence with a \$200 per month maximum for no more than 12 months. Liens may be filed and costs charged to owner plus legal fees.

General Restrictions -Trash

Covenants Article V Sec. 6. Trash and weeds on a lot are not permitted to accumulate. The Board of Directors has the authority to clean up the lot and charge the owner actual costs of clean up. Failure to pay such charges may result in liens being filed with costs to be charged to the owner.

Covenants Article IV Sec. 4. Trash clean-up and repairs not performed by the builder or owner during construction may be performed by the Association and charged to the owner. A deposit of \$1,000 will be collected from the owner and any clean-up/repair costs may be charged against the deposit. Any unspent amounts will be returned to the owner at completion of the project.

General Restrictions – Right of Way

Covenants Article V Sec 9. Owner is responsible for maintaining the right of way contiguous to the owner's lot. Failure to maintain the right way may result in the Board of Directors maintaining the area and charging those costs to the owner as a special assessment.

Enforcement of Covenants

Covenants Article VII. The Board of Directors has to right to take legal action to enforce Covenants. If a Court determines that there is a violation, then the owner in violation will be charged legal fees incurred to enforce the Covenant.

Late Fees

By-Laws 10. Late payment of assessments may incur a \$50 per quarter late fee for each quarter assessment not paid. Liens may be filed to enforce collection of late payments and penalties with lien cost to be borne by the owner.