



## The Pueblo at Andersen Springs Fine Schedule

*For CC&R Violations Adopted 14-January-2010 and Effective 15-January-2010*



The Board of Directors of Pueblo at Andersen Springs Homeowner's Association has adopted the following revised policies and procedures regarding monetary penalties for violations of the Declaration of Covenants, Conditions, Restrictions and Easements (CC&R's) Article X as authorized under Article VII, Part 1.



Violation Notice	Maximum Fine
First Notice	No fine. Initial courtesy notice will be mailed via regular mail requesting compliance within fifteen (15) calendar days.
Second Notice	If violation still exists, second notice will be mailed via certified mail requesting compliance within fifteen (15) calendar days. A <b>\$50.00 fine</b> will be assessed and due immediately with second notice.
Third Notice	If violation still exists, third notice will be mailed via certified mail requesting compliance within fifteen (15) calendar days. A <b>\$75.00 fine</b> will be assessed and due immediately with third notice.
Fourth Notice	If violation still exists, fourth notice will be mailed via certified mail requesting compliance within fifteen (15) calendar days. A <b>\$100.00 fine</b> will be assessed and due immediately with fourth notice.
Ongoing Violation	If violation continues to exist, a notice will be mailed via certified mail every fifteen (15) calendar days until the violation is resolved. A <b>\$50.00 fine</b> will be assessed and due with each subsequent notice.



For violations that continue without resolution after the fourth notice, the Board will have the right to levy additional fines and/or take legal action. The homeowner will be responsible for any and all expenses incurred to achieve compliance. Recurrence of a violation within six months will result in immediate assessment of a fine.



As maintaining property values is one of the primary functions of the Board, violations of the architectural controls stipulated under Article IX and single family residential use restrictions stipulated under Article X will be assessed a **\$250.00 fine** due immediately with the second and each subsequent Violation Notice.



No fines will be assessed without first providing a warning to the homeowner describing the violation and requiring resolution within no more than fifteen (15) days. Each Violation Notice will indicate that the homeowner may submit a written request for a hearing before the Board regarding the violation within ten (10) calendars days after the date of the Violation Notice. Fines will be collected in accordance with the Pueblo at Andersen Springs Assessment Collection Policy.



This fine schedule is subject to annual review by The Pueblo HOA Board of Directors.

