

Monetary Penalties for Noncompliance
With the Tatum Ranch Governing Documents
Adopted May, 2005

- I. Violation Notification Process: (This process may vary dependent on the nature of the violation.)
1. Notice of Violation will be sent for most noted violations (Major Violation, see below).
 2. If corrective action is not taken within the fourteen (14) day period, a monetary penalty letter will be sent. This letter will stipulate the monetary penalty to be assessed and gives the homeowner an opportunity to be heard by the Board of Directors.
 3. If homeowner contact is made with the Association, variances to the above process may be considered if circumstances so warrant.
 4. **Violations and monetary penalties will not be considered for imposition of future monetary penalties one (1) year after the latest notice or penalty had been made. This applies only when no additional violations occur within the one (1) year period.**
- II. Schedule of Monetary Penalties:
1. First violation may be \$50.00*
 2. Continued violation after every fifteen (15) days from the date of the first notice of initial violation, the owner may be assessed an additional amount of \$100.00* each fifteen (15) days.
 3. Continued violation after every fifteen (15) days of the first notice of the second violation, the owner may be assessed an additional amount of \$150.00* each fifteen (15) days.
- III. Major Violation:
- If a violation is considered a major violation by the Board of Directors and the homeowner does not take immediate action, the owner may be assessed up to \$200.00* per day.
- IV. The Association may record a **Judgment** against a lot/unit for unpaid monetary penalties.
- V. For all violations, if corrective action is not taken by the homeowner after monetary penalties are imposed, the Board of Directors or their designee may refer further enforcement action to legal counsel at the homeowners cost.

* Plus any legal fees and/or collection costs or fees.