

Montare HOA
 CC&R Violation Fine Policy
 Revised 10/15/07¹

The Board has the obligation to set fines for any CC&R violations per sections 10.8 and 13.14. The following schedule relates the status of various violations with the corresponding fines.

Violation Status	Action by Board
Notice of Complaint (NOC)	No fine. Letter sent and/or Board to contact the homeowner.
1 st Notice of Violation (NOV) for Minor Violation ²	\$100.00 fine (10 days following NOC, if situation has not been corrected by the homeowner)
2 nd Notice of Violation for Minor Violation ²	\$500.00 fine (10 days following 1 st NOV, if situation has still not been corrected)
Non-Submittal of Project Request -or- Major Violation ³	\$500.00 fine
Final Notification	Action for non-compliance: In addition to the fines, a lien will be attached to the property until all fines are paid in full and the condition is brought into compliance. Legal fees may be added to the monetary fines as well.

1. This CC&R Violation Policy supersedes the Violation Policy of September 1, 2006.
2. Minor violations include most items that can be easily corrected by action of the homeowner, e.g., open storage of an unscreened utility trailer, a long term refuse pile in the driveway, etc.
3. Major violations include irreversible or not easily reversible actions, e.g., unapproved cutting down of trees, building of unapproved deck or patio, etc.

Projects that have not received ACC approval prior to starting will, in addition to the fine, require ACC approval, even if the project has been completed. Any project specifications that are deemed unacceptable must be rectified at the homeowner's expense.

All fines and fees are payable within thirty (30) days following NOV. Non-payment of fines will be subject to late charges and collection action. Costs and expenses may include legal fees related to the collection of unpaid fines.