

Aune Homeowner's Association
Interpretation of Rules and Regulations 2
Adopted October 21, 2016

The following are the rules and regulations that have been adopted for use by the Board of Directors of the Aune Homeowner's Association. These rules and regulations are meant to clarify many of the Articles of the CC&Rs. Also included is a fine schedule that has been and will continue to be enforced for all CC&R violations for the Aune Homeowner's Association. The Board of Directors reserve the right to enforce the schedule as it deems necessary to gain compliance with the CC&Rs of the association.

Fine Schedule for violation of CC&Rs (except for yard maintenance as noted in Rules and Regulations 2):

- Step 1 Warning letter sent requesting compliance within thirty (30) days.
- Step 2 Fine of \$100 and an additional thirty (30) days to comply with the CC & Rs.
- Step 3 Fine of \$500 and any other action the Board deems necessary, up to and not limited to additional fines, liens on the property, etc....

This regulation is intended to interpret and clarify in writing the above fine schedule:

Consistent with current practice, for every violation/complaint lodged against any lot a discrete Incident number will be established. The owner will be given a warning letter allowing 30 days to comply. If there is an improvement no fine will be imposed at that time. If there is no resolution after 30 days the \$100 fine will be imposed.

All subsequent incidents/complaints against the same lot for the same type of offense, committed by the same occupant will be considered a continuation of the same incident.

When a warning letter has been sent regarding an established incident, that letter shall serve as Step 1 for any recurrence, regardless of whether it occurs within 30 days. Any further complaints with regard to that same incident, regardless of the passage of time between incidents, will result in the immediate imposition of a \$100 fine and a new warning letter giving the owner another 30 days to comply before facing an additional \$500 fine and/or other actions deemed necessary by the Board.

A recurrence within 30 days of the second letter, for the same incident, will result in the imposition of a \$500 fine and any other action the Board deems necessary, including but not limited to additional fines, liens on the property, etc..

Subsequent recurrences, for the same incident, regardless of the passage of time may result in the immediate imposition of a fine and any other action the Board deems necessary, including but not limited to additional fines, liens on the property, etc..