

## SCHEDULE OF FINES

River Ridge Townhomes is an upscale and prestigious property in the city of College Station. In order to keep property values up and maintain a good relationship in College Station with Law Enforcement, the Fire Department and future homeowners, rules of order and civility must be put in place with consequences for violations of these rules. We are committed to a civil, polite, safe and orderly community.

- With this in mind, the consequences for rules violations (accept as noted below) are as follows:
  - 1<sup>st</sup> violation of any rule... a written warning
  - 2<sup>nd</sup> violation of the same rule.... \$50.00 fine
  - 3<sup>rd</sup> and subsequent violations...\$100.00 fine

The unit owner will be given a reasonable amount of time, by a specified date, to cure the violation after receiving a written warning. On any subsequent violation of the same or similar rule within 12 months of the written warning a fine will be levied. Additionally, any damages caused to the common area will be repaired and billed to the unit owner.

- The consequences for rule 1.6 violation, (pets in the pool area), fines are as follows:
  - 1<sup>st</sup> violation of any rule... a written warning
  - 2<sup>nd</sup> violation of the same rule.... \$500.00 fine
  - 3<sup>rd</sup> and subsequent violations...\$1000.00 fine
- The consequences for rule violation 4.3, (improper disposal of trash) fines are as follows:
  - No Warning - Cost of removal or \$100.00 fine whichever is greater

In addition to a warning or a fine, for 1.6 violation of pets in the pool the unit owner will be charged for any cost incurred by RRTHA to clean the pool.

Fines can be levied by any board member or anyone sanctioned by the Association. These fines will be added to your Owner's Association invoices and will be due and payable with your monthly dues. Owners will be responsible for all fines, make sure your residents know the rules.

Fines left unpaid can result in a lien being filed against the owner's property and are also subject to late fees.

Owners Appeals Rights: not later than the 30<sup>th</sup> day after the date of notice, the unit owner may request a hearing before the Board of Directors to contest the fine or damage charge.