

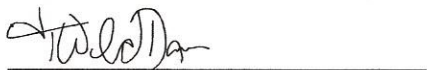
RANCH FILING 3 HOMEOWNERS ASSOCIATION
FINE SCHEDULE FOR NON-COMPLIANCE OF HOA COVENANTS & GUIDELINES

1. If a violation of the HOA Covenant or Guidelines is brought to the attention of the Architectural Control Committee (ACC) or the HOA Board, the ACC will send a notice of the alleged violation to the homeowner to bring the issue to their attention. The notice will indicate the specific section(s) of the HOA Covenants or Guidelines which are in non-compliance to the homeowner for the purpose of informing them and to obtain voluntary compliance. The notice will specify that compliance to the Covenants and Guidelines must occur within ten (10) days or the homeowner may submit a letter of appeal to the HOA Board within ten (10) days of receipt the notice.
2. If a homeowner requests an appeal. the homeowner will appear at the next scheduled HOA Board meeting to speak directly to the HOA Board to address the alleged Covenants or Guidelines violation(s). After hearing, the statement from the Homeowner, the HOA Board will make a determination regarding the alleged violation.
3. If the homeowner is not in compliance with the Covenants or Guidelines after ten days (10) from notice from the ACC or decision of the HOA Board as a result of appeal, the ACC will send a 1st compliance letter to the homeowner indicating that the owner is expected to come into compliance with the stated violation(s) of the Covenants or Guidelines within 30 days or be subject to a \$100.00 fine payable to the Ranch Filing 3 Homeowners' Association.
4. If after the thirty (30) day period the ACC determine that the homeowner is still not in compliance with the Covenants or Guidelines, the ACC will send a 2nd compliance letter to the homeowner indicating that the homeowner is expected to come into compliance with the stated violation(s) of the Covenants or Guidelines within 30 days or be subject to a \$250.00 fine payable to the Ranch Filing 3 Homeowners' Association.
5. If after the second thirty (30) day period the ACC determines that the homeowner is still not in compliance with the Covenants or Guidelines, the ACC will send a 3rd compliance letter to the homeowner indicating that the homeowner is expected to come into compliance with the stated violation(s) of the Covenants or Guidelines within 30 days or be subject to a \$500.00 fine payable to the Ranch Filing 3 Homeowners' Association.
6. If the conclusion of ninety (90) total days of non-compliance the ACC determines that the homeowner is still not in compliance with Covenants or Guidelines, the ACC will immediately notify the HOA Board. The HOA Board will then notify the HOA attorney to initiate a lien and or civil action against the homeowner. The HOA attorney will take all necessary legal actions to require the homeowner to come into compliance with the Covenants or Guidelines, pay applicable HOA fines, and seek to recover all legal expenses incurred by the Ranch Filing 3 HOA in taking legal action against the homeowner.

The above Fine Schedule was adopted by the Board of Directors of The Ranch Filing No.3 Homeowners' Association on Dec 5th, 2017 and is effective. as of Jan 1st, 2018.



President, The Ranch Filing No, 3 Homeowners' Association



Secretary, The Ranch Filing No. 3 Homeowners' Association