

**CROWN VALLEY HIGHLANDS COMMUNITY ASSOCIATION
PENALTY ASSESSMENTS and FOB POLICY**

Proposed: June 18, 2019

Effective: August 1, 2019

1. When a Homeowner has been brought to a hearing and fined for a violation of the Association's CC& R's, By-laws, or Rules and Regulations the following action will be taken.
2. A fine will be issued after hearing that must be paid within 30 days.
3. Should the infraction re-occur or continue after the prescribed time set forth in the warning letter, the offending party will be issued a second fine and the fob will be turned off to the pool area of the community.
5. Any penalty assessment, decided upon by the Board of Directors is due and payable within 30 days. If any penalty assessment remains unpaid, the amount will be subject to further collection, legal action and loss of privileges.
7. The first level for most fines shall be \$100.00. If the violation is not corrected within the specified time frame, another fine of \$200 shall be levied. If the violation is still not corrected with a new specified time, an additional \$300 fine may be levied every 30 days until corrected.
8. In the event the Association's legal counsel is required to take action to ensure compliance with the CC&Rs due to a violation, the noncomplying homeowner shall pay the actual costs incurred by the Association in such matter including, without limitation, reasonable attorney's fees.
9. Owners who are in dues arrears past 60 days or are in collections with the HOA attorney and/or who owe fines totaling \$100 or more are denied voting privileges.
10. Owners who are in arrears past 60 days or are in collections with the HOA attorney and/or who owe fines totaling \$100 or more are denied use of clubhouse, and pool area privileges until the account is current and the fines are paid in full.