

## **Ravenwood Homeowners Association Schedule of Fines for C&R Violations**

### Overview

The purpose of the Covenants and Restrictions (C&Rs) governing all Ravenwood properties is to ensure that its unique personality and quality of life are available and protected for all residents to enjoy. It also works to preserve the equity of our homes and the value of the neighborhood.

Authority of the Association's Board of Directors. The Board of Directors (Board), pursuant to Purpose #5 and Article VI of the ByLaws, has the authority to aid in enforcement of the respective C&Rs which burden the real estate in the community by all means reasonably necessary, including, but not limited to, the establishment of monetary fines for violations.

Member Responsibility. Each Lot Owner is responsible for complying with the C&Rs. Failure to abide by the C&Rs are known as "violations." Owners are required to give their tenants, if any, copies of the C&Rs and of amendments as they are adopted. Owners are also responsible for ensuring that their tenants, invitees, guests, and Unit occupants comply with the C&Rs. In the case of violations by tenants, invitees, guests and Unit occupants who are not paid Members of the HOA, the HOA will notify the Unit Owner. Any fines for non-compliance will be imposed against the Owner.

Payment of Fines. Monetary fines are due when imposed and are deemed delinquent if not paid within five (5) days after they are due. The Board shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of the C&Rs as modified and amended, including the recovery of all attorneys' fees and costs.

- **Minor Violations**
  - A "Minor Violation" is a C&R violation that is non-serious in nature and does not pose any threat of personal injury or property damage. Whether a violation constitutes a minor violation is entirely within the discretion of the RHOA Board. A minor violation may warrant a verbal and/or written warning from the RHOA Board.
- **Violations**
  - A "Violation" is a C&R violation that, in the definition of the RHOA Board, is not minor, but it does not pose a threat of personal injury or property damage. A Violation by either a resident/owner, owner's tenant, or guest shall be fined as follows:
    - First violation: \$ 25.00
    - Second violation of same rule: \$ 50.00
    - Subsequent violation of same rule: \$100.00
- **Chronic Violations**
  - A continuing violation of any C&R or multiple different violations may, in the sole discretion of the RHOA Board, subject the resident/owner to additional penalties when the violation does not pose a threat to personal injury or property damage.
- **Property Damage**
  - A resident/owner whose violation causes actual, or a credible threat of, personal injury or property damage, shall be responsible for the cost of compensation for that damage and/or injury, in addition to a fine imposed at the sole discretion of the RHOA Board.