

**HARRISBURG ESTATES OWNERS ASSOCIATION**  
**POLICY RESOLUTION #9**  
**FINES FOR VIOLATIONS OF RULES**

LET IT BE RESOLVED that as of September 17, 2016, Resolution #9 adopted September 16, 2002 and revised July 19, 2008 and revised September 10, 2010 the following procedures governing the enforcement of rules are now in place.

1. **NOTIFICATION OF VIOLATION** - in accordance with CC&R Article VIII, violations of the CC&R's, By-Laws, Articles of Incorporation, Rules and Regulations or any other rules as established by the Board may be identified by any owner, and brought to the attention of the Board and/or their designated manager. Notification of violation is to be in writing and signed the by complainant. The complaint must be addressed and verified as soon as practicable.
2. **DELIVERY OF NOTICE OF VIOLATION** -The Board shall notify the property owner in writing of the specific violation complaint and shall attach a copy of the policy resolution to the written notice in accordance with CC&R Article X Section 7. If the violation complaint involves property being rented/leased, then the renter/Lessee shall also be notified.
3. **GENERAL VIOLATIONS**-If after ten (10) days from date of notification letter the violation is not cleared or if the violation is repeated, the Office will be directed by the Board to levy a first fine of \$25.00, after an additional five (5) day period a \$50.00 fine and after each additional five (5) day(s) period(s) a fine of \$100.00 per occurrence.
4. **SPECIFIC VIOLATIONS**-
  - a) If a recreational vehicle is parked on a lot in violations of Rules and Regulations, Section H-4, the lot owner will be notified that a fine of \$300.00 will be levied if the violation is not corrected within 48 hours after the day on which the Board gives the owner written notification.
  - b) If a recreational vehicle that has not been approved the Architectural Control Committee remains on a lot after thirty (30) days, a fine of \$50.00 per day will levied until the recreational vehicle is removed.
  - c) If a Renter or Lessee is found to be in a home or on a lot in a recreational vehicle for more than five (5) days, as verified by the office, without having completed the Renter/Lessee Registration Package at the office, a fine of \$150.00 will immediately be levied. After an additional five (5) days, a fine of \$50.00 per day will apply until the Renter/Lessee completes the Renter/Lessee Registration Package in the office.
  - d) Use of common facilities while an Owner or Lessee/Renter's right to such usage has been suspended or revoked by the Board shall be subject to a fine of \$50.00 per occurrence.
  - e) A violation of an ACC rule on the length of time for completion of authorized work, or for conducting unauthorized work, shall result in an immediate fine of \$250.00. Additional fines may be levied in accordance with #3 "General Violations" until situation is back in compliance.
  - f) If a Homeowner leases a property without previously completing the process/procedures identified in the "Harrisburg Estates Owners Application for Rental/Lease" dated September 17, 2016 the owner will be notified that a fine of \$300.00 will be levied if the violation is not corrected within 48 hours after the day on which the Board gives the owner written notification.

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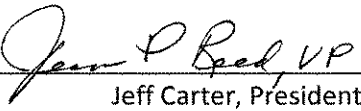
5. **COLLECTION PROVISION**-All fines, costs and expenses necessary to enforce all governing documents shall be levied against the property owner in accordance with Article VII, and Policy Resolution # 1.
6. **RIGHT OF APPEAL**-is governed by the CC&R's Article X, Section I. Updated: in the Book of Resolutions on September 10, 2010.

Original signed by Ruth Brady, September 16, 2002, President HEOA

Updated: Jean Reed, July 19, 2008, President HEOA

Updated: Carole Pendleton, September 10, 2010, President HEOA

Updated: September 17, 2016

  
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Jeff Carter, President HEOA