

WINDMILL CREEK RESERVE PATIO HOME ASSOCIATION

FINE SCHEDULE AND ENFORCEMENT POLICY

FINES AND ENFORCEMENT:

1. Complaints by homeowners must be in writing with the following information:
 - Alleged violator's unit number
 - As specific as possible, time of day
 - Covenant violation
 - Signature and contact information of complainant will remain confidential
2. The alleged violator will be contacted in writing with a first warning indicating the specifics of the time, date, and nature of the violation. Additionally, if the violation should occur again within 14 days from the date of the first letter, the violation will be subject to the fine process with an option for hearing.
3. Upon another violation of the same nature or if the violator does not comply within 14 days of the first notice, they will be contacted in writing informing them that they are being fined with a second violation notice for the violation.
4. The violator will have an option for a hearing on the evening of, but prior to the next Board meeting. Failure to attend the hearing will waive the homeowner's right to a hearing and the fine will be imposed.
5. The Board will contact the violator with the decision in writing within 30 days of the hearing.

FINE SCHEDULE:

First Violation	Warning Letter
Second Violation	Second Warning and \$25.00 fine
Third Violation	Third Warning and \$50.00 fine
Fourth and any Subsequent Violations	Letter and \$100.00 fine per subsequent violation

OTHER ENFORCEMENT: This fine schedule and enforcement process is adopted in addition to all other enforcement means which are available to the Association through its Declarations, Bylaws, Articles of Incorporation, and Colorado law. The use of this process does not preclude the Association from using any other enforcement means.