

Exhibit A

NOTE: The Board may, at its discretion, provide additional verbal or written warnings, in addition to those set forth below, prior to imposing a fine for any violation described herein.

Violation Type	Declaration Provision	Standard	Fines
Use of Property for Other than Residential Purposes	Article 4, Section 4.1		Up to \$150.00 daily
Unauthorized Construction	Article 4, Section 4.2	Must be ARC approved	Up to \$150.00 daily
Violation of Construction Standards	Article 4, Section 4.3	Must be ARC approved	Up to \$150.00 daily
Failure to Timely Complete Construction	Article 4, Section 4.4		Up to \$150.00 daily
Unauthorized Landscaping	Article 4, Section 4.5	Must be ARC approved	Up to \$150.00 daily
Failure to Maintain Landscaping	Article 4, Section 4.5		Up to \$150.00 daily
Violation of Rental Provisions	Article 4, Section 4.6		Up to \$150.00 daily
Violation of Animal Restrictions	Article 4, Section 4.7	Oregon law to apply for bites/attacks. Electric leash and electric fence acceptable but does not exempt the owner from controlling their animal. If animal goes on others property or has a safety issue related to other pets/persons, this is considered a violation.	Up to the greater of \$200.00 daily or \$200.00 per occurrence
Animal and Leash Violations	Article 4, Section 4.7	Oregon law to apply for bites/attacks. Electric leash and electric fence acceptable but does not exempt the owner from controlling their animal. If animal goes on others property or has a safety issue related to other pets/persons, this is considered a violation.	Up to the greater of \$200.00 per day or occurrence
Nuisance, Harmful or Offensive Activities	Article 4, Section 4.8		Up to \$250.00 per occurrence
Parking Violations	Article 4, Section 4.9	Notice to Board if parking RVs pre/post trip for loading (Max 4 days)/unloading (Max 4 days)	Up to \$100.00 daily
Vehicles in Disrepair	Article 4, Section 4.10		Up to \$100.00 daily
Sign Violations	Article 4, Section 4.11		Up to \$100.00 daily

Rubbish and Trash Violations	Article 4, Section 4.12		The greater of \$200.00 per violation or \$200.00 daily
Unauthorized or Unmaintained Fence or Hedge Violations	Article 4, Section 4.13	Must be ARC approved	Up to \$150.00 daily
Service Facilities; Utilities Violations	Article 4, Section 4.14		Up to \$100.00 daily
Antennae, Satellite Dishes and Solar Collectors Violations	Article 4, Section 4.15	Oregon law to apply as well as CCR. Must be ARC approved.	Up to \$100.00 daily
Exterior Lighting and Noisemaking Device Violations	Article 4, Section 4.16		Up to the greater of \$100.00 per violation or \$100.00 daily
Unauthorized Grading or Slope Modifications	Article 4, Section 4.17	Must be ARC approved. City/County involvement may be required.	Up to \$150.00 daily
Failure to Remove or Repair Damage or Destruction to Home or Lot	Article 4, Section 4.18	Owner required to work with board to ensure timely repairs.	Up to \$150.00 daily and any cost of repair
Unauthorized Detached Buildings	Article 4, Section 4.19	Must be ARC approved	Up to \$150.00 daily
Failure to Maintain Lot and Improvements	Article 4, Section 4.20	Must be ARC approved for hard landscaping and exterior home and painting.	Up to \$150.00 daily
Other Affirmative Violations of the Declaration or Rules and Regulations			Up to \$250.00 per occurrence
Other Continuing Violations of the Declaration or Rules and Regulations			Up to \$150.00 per occurrence