

APPENDIX B



ENFORCEMENT / FINE POLICY

Article 12, Section 12.1 of The Declaration of Covenants, Conditions and Restrictions for the Village of Copper Basin (the "CC&Rs") states the Association may enforce the Governing Documents in any manner provided for in the Governing Documents or by law or in equity, included, but not limited to:

- (a) imposing reasonable monetary fines after notice of opportunity to be heard by the Board is given to the Owner or other violator. An Owner shall be responsible for payment of any fine levied or imposed against a lessee or Resident of the Owner's Lot or by any guest or invitee of the Owner or any Lessee or Resident; ...
- (i) ...filing a suit at law or in equity to enjoin a violation of the Governing Documents, to compel compliance with the Governing Documents, to recover fines or money damages or to obtain such relief as to which the Association may be entitled;...

Any infraction of the Governing Documents may result in a fine to the Owner(s) of the property in violation. The Enforcement / Fine structure sets forth the penalties which can be imposed by the Association concerning violations. Each Notice will set a monetary penalty for each subsequent Notice of Fine for either a continuing uncorrected violation or a second occurrence of the same violation within a six month time period, contingent upon an opportunity to be heard as set forth in Appendix A, Fine Hearing Policy. Should there be no request for an appeal hearing made and/or the committee denies the appeal, the following schedule will apply:

Please note that, although this schedule sets forth the basic framework for the imposition of fines and the amount of the fines, the Board of Directors may determine, in its sole discretion, to vary from this schedule if the circumstance warrant such variance. For example, the amount of the fine may be determined based on the nature of the offense, and the number of violations of the Owner. Furthermore, depending on the circumstances of the violation, the Board of Directors may choose to skip the courtesy notice, or may only allow one opportunity to remedy the violation before the account is turned over to the Association's legal counsel for compliance.

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Violation Number	What happens
1st Offense Courtesy Notice	Written Warning to Owner indicating that a violation exists on the Lot
2nd Offense 1st Fine Notice	Written Fine Notice indicating that a \$50.00 fine will be levied against the account for continued non-compliance of the violation for a period of 14 days, or a second occurrence of the same violation within a 6 month period and that, should continued non-compliance occur, there will be a 2 nd Fine Notice issued.
3rd Offense 2nd Fine Notice	Written Fine Notice indicating that a \$75.00 fine will be levied against the account for continued non-compliance of the violation, for a period of 14 days, or a second occurrence of the same violation within a 6 month period and, should continued non-compliance occur, there will be a 3 rd and Final Fine Notice issued, and the account may be turned over to the Association's legal counsel to pursue collection of fines and achieve compliance.
4th Offense 3rd & Final Fine Notice	Written Final Fine Notice indicating that a \$100.00 fine will be levied against the account for continued non-compliance of the violation and indicating that the file has been turned over to the Association's legal counsel to pursue any and all legal remedies available to the Association including filing suit against the Owner(s) on behalf of the Association.

The Association will hold each offending Owner responsible for any and all costs associated with attempts to achieve compliance.

If you have questions in regards to the above policy or the Association's Governing Documents, please contact the Community Manager at 480-882-1378.