

**Heritage Ranch
Fine Matrix¹**

Offense	CC&R References	1st Fine	2nd Fine ²	3rd Fine ²	Fine for each additional violation ²	Notes
ARC Issues	9.6, .8.,14.,15.,17.,19.,21.,22.,23 & Art 10	\$150.00	\$300.00	\$500.00	\$500.00	
Yard ornaments, exterior sculptures, flag poles	Design Guidelines III.C.15	\$25.00	\$50.00	\$100.00	\$100.00	
Age Restriction Violation under 50	3.2	\$150.00	\$300.00	\$500.00	\$500.00	And Straight to Legal
Failure to Repair a Retaining Wall Residential Use Only	6.9	\$150.00	\$300.00	\$500.00	\$500.00	
Lot & Improvements Upkeep	9.1	\$150.00	\$300.00	\$500.00	\$500.00	
Lawn/Landscaping	9.2 & 9.3	\$25.00	\$50.00	\$100.00	\$100.00	
Nuisance	9.4 & 9.5	\$25.00	\$50.00	\$100.00	\$100.00	
Trash Cans	9.7	\$25.00	\$50.00	\$100.00	\$100.00	
Pets	9.9	\$25.00	\$50.00	\$100.00	\$100.00	
Commercial Purpose	9.10	\$50.00	\$100.00	\$150.00	\$150.00	
Leash Required if off of Lot		\$25.00	\$50.00	\$100.00	\$100.00	
Defecation		\$25.00	\$50.00	\$100.00	\$100.00	
Objectionable/Nuisance/Danger		\$25.00	\$50.00	\$100.00	\$100.00	
Signs	9.11	\$25.00	\$50.00	\$100.00	\$100.00	
Antennae	9.12	\$25.00	\$50.00	\$100.00	\$100.00	
Vehicle-Parking Overnight	9.13	\$25.00	\$50.00	\$100.00	\$100.00	
Vehicle-RV, Trailer, Boat	9.13	\$25.00	\$50.00	\$100.00	\$100.00	
Holiday Lighting	9.16	\$25.00	\$50.00	\$100.00	\$100.00	
Up Lighting	6.11	\$25.00	\$50.00	\$100.00	\$100.00	Refer to Town of Fairview
Improper Use of Lakes	9.18	\$25.00	\$50.00	\$100.00	\$100.00	
Multi Family Occupancy	9.20	\$150.00	\$300.00	\$500.00	\$500.00	
Timesharing	9.24	\$150.00	\$300.00	\$500.00	\$500.00	
Soliciting	9.25	\$50.00	\$100.00	\$150.00	\$150.00	
HOA Website Email Communications	9.26	\$50.00	\$100.00	\$150.00	\$150.00	
Underage Guests (exceeding 8wk allowance)	3.2(b)(ii)	\$150.00	\$300.00	\$500.00	\$500.00	
Golf Cart Violations	13.6	\$50.00	\$100.00	\$150.00	\$150.00	
Failure to Register Golf Cart	13.6	\$50.00				Once per Year
Rules & Regulations Violations (not specifically addressed in fining matrix)	Rules & Regulations	\$25	\$50	\$100	\$100	

¹Maximum Fines that can be applied

²Subsequent Fines are in addition to previous fines

The Board of Directors the right to determine and levy a fine for any violation of the governing documents not specifically identified in this matrix.

Approved by the Heritage Ranch HOA
Board of Directors September 26, 2011

Charlie Henkle
Charlie Henkle, President

9/26/2011
Date

