

SCHEDULE OF FINES – Exhibit A
Eagle Point Golf Community Homeowners Association
Effective October 15, 2017

Landscaping and Property Maintenance [Declaration, 5.2, Declaration, 11.9(a), Declaration, 12.6(c)(iv), Declaration, 12.6(c)(v), Declaration, 11.4(a), Supplement Dec. Lakeside Dec 1 (4)]

\$150.00 per week

- Failure to maintain property and landscape (EX: browning lawn, excessive weeds, grass needs mowing, shrubs need trimming, exposed irrigation lines, fence or roof needs maintenance, house painting, use of unauthorized landscape material.
- Original landscape installation not completed (front and back) within six months of occupancy.
- Landscape restoration not completed within three months if property is below the community-wide standard at time of purchase of home.
- Installation of sidewalks per the City of Eagle Point code and CC&Rs.
- Failure to mow/maintain vacant lots to City of Eagle Point standard.

Property Modifications [Declaration, 11.4(a), Declaration, 12.6(d)(ii), Declaration, 12.6(c)(v)]

\$150.00 Immediate Fine

- Initiating new construction, landscape project or home improvement without the required Design/Architectural Review Committee or Modification Committee approval.

\$150.00 per week

- Failure to discontinue an unauthorized project or remove unauthorized improvements.

Parking, Vehicle & Equipment Storage [Declaration, 12.6(b)(ii), Regulation of Oct 2013]

\$50.00 per day

- RVs, 5th-wheels, campers, coaches or motor homes, trailers, boats, camper shells, commercial vehicles, etc. parked over 24 hours, or more than 72 hours in one month, on property or adjacent street.
- Extended street parking of vehicle(s); extended parking of temporary storage bins (i.e. PODS without prior Board approval).
- Vehicles parked on gravel.
- Improper storage of equipment, supplies, lawn mowers, wheel barrows, rakes, shovels, portable basketball hoop, and similar items.
- Trash bins left out past the pick-up date or stored where visible from neighboring property.

Miscellaneous Violations [Declaration, 12.6(b)(iv), Declaration, 5.2, Declaration, 12.6(b)(i), Declaration, 12.6(b)(xi), Declaration, 12.6(b)(ii), Declaration, 12.6(b)(x), Declaration, 12.6(b)(vi)]

\$150.00 per week (subject to additional fines if not corrected)

- Signage for the sale of personal items posted on residential property, the street, or common areas.
- Failure to supply rental information or to obtain approval to operate a home business.

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Miscellaneous Violations (cont'd)

\$150.00 per week

- Unauthorized signs or flags.
- Holiday lights/decorations displayed outside of “normal” holiday periods.
- Conducting non-compliant business out of one’s home.
- Occupancy and rental violations.
- Unauthorized installation of flagpoles, overhead wires, landscape lighting.

\$150 Immediate Fine

- Nuisance (noise, traffic, offensive odors, fireworks) or any pet related issues
- Parking and/or storing property on a vacant lot or dumping (of any kind) on a vacant lot.

Commercial/ Contractor work, Garage/ Estate Sales [Declaration, 12.6(b)(xi)]

\$500.00 per day – Immediate Fine

- Having any business, trade, garage sale, moving sale, rummage sale, or similar activity (i.e. Estate Sale) anytime other than the authorized Spring and Fall Yard Sale dates.
- Hired contractors working Sundays or holidays