

Exhibit A
Fine Schedule

Regular Assessments

Monthly Assessments are per Unit are due at the first of the month.

Late Charge at 60 days	\$ 50.00
Delinquent assessments	12% per annum
Bad Check Fee	10% of check amount or \$ 50.00, whichever is greater

Dog Fees and Fines

Registration Fee	\$ 50.00/per dog/year
Non-Permitted Dog	\$ 100.00
Unauthorized Pet in Rental Unit.....	\$ 150.00/day after 3-day notice
Owner Charged	\$200 per day
Pet Waste	
First Offense	Written Warning
Subsequent Incidents	\$ 50.00/incident

Miscellaneous Fees

BBQ Grills Etc. on Decks	\$ 100.00/incident
Unauthorized Large Groups in Common Area	\$ 100.00/ incident (including failure to clean up)

Violation Fine Schedule (Governance Policies 8.11)

First Violation	Written Warning
Second Violation	\$ 150.00
Third Violation and subsequent covenant violations may be turned over to the Association's attorney for legal action	\$ 250.00

Renovation Fees

Plan Review Fee	\$ 50.00
Changes to Plan that require BOD approval	\$ 50.00
Construction Fee	\$ 500.00
Dumpster Fee	\$ 200.00
Collateral/infrastructure Damage Deposit (Renovation Guidelines Section 7.6) Based on expected project cost.	Variable
Up to \$50,000. -	\$3000
From \$50,000 to \$100,000. -	\$5000
From \$100,000 to \$200,000 -	\$10,000
Upwards from \$200,000 -	to 15,000 max

Renovation Penalty Charges

Completion deadline not adhered	\$ 250.00/day
Commencement of work without approval	\$100.00/day until approved
Disregard of the Renovation Process	
First Offense	\$ 1,000.00
All Subsequent Offenses	\$ 2,000.00
Association Cleaning of Hallways	\$ 100.00/incident
Dumpster left uncovered or unapproved	\$ 50.00/incident and possible removal