

## Ventana Ranch West Community Association

WHEREAS, the Board of Directors of the Ventana Ranch West Community Association is empowered to govern the affairs of the Homeowners Association pursuant to Article IV, Section 4.1 of the Bylaws, and

WHEREAS, there is a need to adopt a fine structure to enable the Community Association to uphold and enforce all Rules and Regulations and the Covenants, Conditions and Restrictions

NOW, THEREFORE, BE IT RESOLVED THAT the following fine structure will be adopted:

First Violation	Warning
Second Repeat Violation	\$25.00
Third Repeat Violation	\$50.00
Fourth Repeat Violation	\$100.00
Fifth and Subsequent Repeat Violations	\$250.00

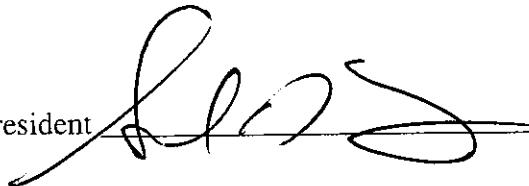
All Owners will have two weeks after receipt of a notice of violation in which they may contest the violation. All appeals must be made in writing and sent to the Management Company for review. Any fine remaining unpaid after 30 days from the date of the violation letter will bear interest at the rate of 18% per annum. Any violation cited within six (6) months of a previous identical violation will be considered a repeat violation. After a period of six (6) months without a violation notice, the violation will be determined to be cured. Once a violation has been determined to be cured, any future occurrence will be deemed a first violation and the series of warnings and fines for repeat violations will begin anew.

Any homeowner receiving an accumulation of five (5) fines for an aggregate of violations or an accumulation of \$500.00 in aggregated fines will receive a lien notice and be responsible for the entire amount of fines plus lien fees. A copy of this lien notice will be sent to the mortgagee. This policy is put into effect in an effort to assist home owners in rectifying fines and assessments before they accumulate to excess.

APPROVED:

Date: 7-11-09 8-13-09

Gerald Kurz, President



Charlotte Knutson, Secretary

