

THE PARK EAST SUBDIVISION HOMEOWNERS ASSOCIATION

POLICY AND PROCEDURE
SCHEDULE OF FINES AND FEES

Resolved and Adopted June 14, 2007
Amended April 30, 2008

- \$50.00 Returned Check Fee

Note: The following fees are passed through at cost and do not include legal fee or management fees that will be billed separately at cost

- Lien Fee (File and/or Release) Charged to homeowners when assessments become an additional 30 days past due. Per Association actual expense
- Summons & Complaint, per Association actual expense
- As per Invoice Service of Process Fee
- As per Invoice Applicable Court Filing, Jury and Other Court Fees
- As per Invoice Recording Fees
- \$25.00 Ownership and Encumbrance Report
- As per Invoice Additional Legal Fees, Management Fees and Costs
- \$25.00-\$75.00 fee for submissions other than for construction of a home on a Lot, at the discretion of the Design Review Committee.
- \$980 Submissions for building a home upon a Lot.
- **Non-Compliance fines are as follows:**
 - Single instance violation- \$100.00 First offense, \$200.00 Second recurring offense, \$300.00 Third recurring offense and so on at Board/DRB direction for further offenses.
 - Non-Compliance matters - following the 15 day correction period given with written Notice per the Enforcement Policy, the Single Instance - First, Second or Third offense fine will be implemented and thereafter a \$10.00/day fine. Fines may be applied to Owner or Related User, as defined in the adopted PESHOA Enforcement Policy and Procedure."

- **Architectural Non-Compliance Fines are as follows:**
- Initial \$100.00 fine with \$10.00/day Non-Compliance Fine, written Notice as per Enforcement Policy with 15 day correction period as above.
- \$300.00 for improvements proceeding without Design Review and/or approval.
- DRC may impose fines for differing violations concurrently to a lot Owner or Related User, as defined in the adopted PESHOA Enforcement Policy and Procedure.

SECRETARY'S CERTIFICATION: The undersigned, being the Secretary of The Park East Home Owners Association, a Colorado non-profit corporation, certifies that the foregoing policy and procedure was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on June 14, 2007, and in witness thereof, the undersigned has subscribed his/her name.

THE PARK EAST HOME OWNERS ASSOCIATION, a Colorado non-profit corporation

By: Greg Knott, Owner lot 71

_____, Secretary