



# *Winterwood Village HOA*

## *EXHIBIT B*



### SCHEDULE OF FINES

Unit Owners, Invitees, or Renters may be fined for violations of Nevada Revised Statutes (NRS) and/or the Governing Documents. Fines may only be imposed following a hearing before the Hearing Committee or the Executive Board where the evidence of a violation substantiates a finding that the alleged violation is in fact valid. If the violation does not pose an imminent threat of causing a substantial adverse effect on the Health, Safety, or Welfare of the Homeowner or Resident of the common-interest community, the amount of the fine must be commensurate with the severity of the violation and must be determined by the Executive Board in accordance with the Governing Documents. The amount of the fine must not exceed \$100.00 for each violation or a total amount of \$1,000.00, whichever is less. The limitations on the amount of the fine do not apply to any charges or costs that may be collected by the Association pursuant to this section if the fine becomes past due.

The following section of fines is applicable to violations that do not pose an imminent threat of causing a substantial adverse effect on the Health, Safety, or Welfare of the Homeowners or Residents of the common-interest community. These individual fines range from \$25.00 to \$100.00 per violation but may not exceed \$1000.00. This is not a comprehensive list of all possible violations, just an example of the more common violations encountered. All fines are per violation.

| <b>Violation</b>   | <b>Fine</b> |
|--|-------------|
| Failure to shower prior to swimming  | \$25.00     |
| Failure to maintain landscape or yard  | \$25.00     |
| Failure to follow architectural approval   | \$50.00     |
| Use of non-common area without approval  | \$25.00     |
| Pet in pool area   | \$50.00     |
| Pet outside, ungated or unleashed  | \$100.00    |
| Failure to Report "Required by Law" Information on your pet<br>(Shot records, record of spay/neuter, and a picture with name, age, and type of animal) | \$100.00    |
| Diving or harsh playing in swimming pool   | \$100.00    |
| Parking violation's (red zones, blind spots, double parking, etc.)   | \$25.00     |
| Smoking in clubhouse   | \$50.00     |
| Profane language in common area  | \$50.00     |
| Failure to register Tenants or change in Homeowner with Office<br>(Fine is MONTHLY)  | \$100.00    |



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|   |          |
|---|----------|
| Failure to maintain the exterior of the home and/or buildings | \$75.00  |
| Beginning work without architectural approval                 | \$100.00 |
| Disrupting an official Association meeting                    | \$100.00 |
| Lewd conduct in common area                                   | \$100.00 |

Exhibit B Continued...

**Please Note: Any of the amounts for the fees and fines listed above are subject to change as needed.**

The following section of fines is applicable to violations that do pose an imminent threat of causing a substantial adverse effect on the Health, Safety, or Welfare of the Homeowners or Residents of the common-interest community. These individual fines range from \$100.00 to \$150.00 per violation but may not exceed \$1000.00. The following is not a comprehensive list of all possible violations, just an example of the more common violations encountered. All fines are per incident.

| <b>VIOLATION</b>   | <b>FINE</b> |
|--|-------------|
| Failure to stop at a stop sign                               | \$100.00    |
| Speeding over limit by 15 mph                                | \$100.00    |
| Pet biting/attacks   | \$150.00    |
| Any activities causing risk to other persons                 | \$100.00    |
| Disturbance to the community                                 | \$100.00    |
| Leaving pet waste in common areas or other person's property | \$100.00    |

**Please Note: Any of the amounts listed above for the fees and fines listed are subject to change as needed.**