

April 24, 2022

SCHEDULE OF FINES AND PROCEDURES

GENERAL--In compliance with the requirements contained in Article 7, Section 9, Fines and Penalty Assessments, of the Sunrise Canyon Homeowner's Association Covenants, Conditions, and Restrictions (CC&R's), the following Schedule of Fines and Procedures is approved and promulgated by the Board.

The Board has a responsibility to enforce the provisions of the CC&R's. As such, it may be necessary to impose fines and other actions on homeowners for non-compliance. Accordingly, the following procedures shall be implemented:

1. A written notice of violation shall be provided to the homeowner citing specific conditions that must be corrected.
2. The homeowner shall be provided an opportunity to request a hearing with the Board.
3. If a hearing is requested, the Board may rule to dismiss/waive the violation, make modifications to correct a discrepancy, or rule to impose a fine or action as specified herein.
4. If a hearing is not requested, the Board may fine or take action on the homeowner as specified in Article 7, Section 9 of the CC&R's as detailed below.

FINES—the extent/limits of fines imposed on homeowners is governed by the provisions in Article 7, Assessments of the CC&R's. The Board shall be authorized the discretion to fine as follows:

1. First notice of infraction—Not more than \$100 for each violation. The fine is due within 15-days of written notice.
2. Subsequent infractions—Not more than \$100 for each violation. The fine is due within 15-days of written notice.
3. All other actions regarding fines are contained in Article 7 of the CC&R's.

REIMBURSEMENT ASSESSMENTS—these assessments may be imposed for any misconduct by owners such as (but not limited to):

1. Damages caused to any common area amenities.

2. Unauthorized modification to common areas such as removing plants and trees, moving large decorative boulders, and unapproved plantings.
3. Assessments may be imposed to replace any damaged or removed items along with the costs of labor to return the affected area to its original state.

OTHER ACTIONS—Article 13, General Provisions contains the enforcement and remedies available to the Board to ensure compliance with the CC&R's provisions.

Signed: Allen K. Wright Title: President Date: 4-25-2022

Signed: Justin T. Sandoval Title: Treasurer Date: 4/25/2022

Signed: Tommy J. Perry Title: Secretary Date: 4/25/2022