

## The Oasis at Magic Ranch Homeowners Association

### SCHEDULE OF FINES

<b>Violation</b>	<b>Initial Fine Amount</b>	<b>Additional Fine Amounts</b>
Trash containers left out, landscaping violations, vehicle parking violations on lots and streets within the community, trailer/RV/boat parking or storage, debris/trash/furniture/construction materials or other equipment stored in view of neighboring property	\$100.00	Escalates in \$100.00 increments up to \$500.00
Nuisances created by residents or pets, unapproved/unkept window coverings, exterior paint and restoration maintenance violations or other CC&R/Design Guideline provision violations not specified within this schedule of fines	\$100.00	Escalates in \$100.00 increments up to \$500.00
Unapproved exterior changes/additions/alterations to homes and lots, vandalism/abuse of the common area assets or other CC&R/Design Guideline violations deemed to require enhanced compliance measures	An initial fine of up to \$500.00 and/or immediate legal action to bring the lot into compliance	\$100.00 - \$500.00, Attorney Fees and/or Restoration Costs

\*The Association may take legal action against any owner whose lot conditions are deemed to require such action. The Association may also enact the Self Help provision of the CC&Rs following proper notice in order to clean up neglected lots. Should such action be required, the cost will be assessed to the non-compliant owner's account.