



RULES AND REGULATIONS OF THE INDEPENDENCE RANCH HOMEOWNERS ASSOCIATION

1. Fine for Non-Payment of Assessment; Notice of Lien:

Any homeowner who fails to pay any regular or special assessment after receiving not less than two notices of such assessment may be assessed a fine of \$250. In addition, the Association may record a public notice of the statutory lien in existence against such homeowner's lot. (*Adopted March 2003*)

2. Fines for Covenant and Rule Violations

2.1. A homeowner violating the CC&Rs of the Independence Ranch Subdivision or rules adopted in accordance therewith (including, without limitation, landscaping guidelines), may receive a First Notice of violation from the Association, acting either through its Board of Directors or Architectural Control Committee. The First Notice will give the homeowner not less than one week nor more than three weeks (depending on the nature of the violation cited) to correct the violation noted;

2.2. If the violation noted in the First Notice is not corrected within the time prescribed in the First Notice, the homeowners may receive a Second Notice and may be assessed a \$100 fine for each continuing violation (for example, if the First Notice notes two violations and neither is corrected when the Second Notice is issued, the homeowner will be assessed a \$200 fine). The Second Notice shall state a date not less one week nor more than three weeks after the Second Notice by which the homeowner must correct the violation to avoid additional fines;

2.3. If the violation remains unresolved after the Second Notice, the homeowner may, or may not, receive additional notices of the violation. Whether or not the homeowner receives additional notices of the violation, the homeowner will automatically be assessed an additional weekly or monthly fine of \$100 for each continuing violation. The automatic weekly or monthly fine will accrue on the first day of the week/month following the last day for correction stated in the Second Notice, and on the first day of each week/month thereafter until the violation is corrected (for example, if the last day for correction stated in the Second Notice was September 23, the automatic fine would accrue on October 1, November 1, etc, until the violation is corrected).

2.4. The Association may extend, modify or suspend the period for correction of a violation and/or and suspend future fines if the homeowner cited for the violation in question has communicated circumstances justifying such action to the Association and has agreed, in writing, to correct the violation by a stated "Correction Date." If the violation remains following the Correction Date, the homeowner will again be assessed an automatic additional monthly fine of \$200 for each continuing violation commencing on the first day of the month following the Correction Date and the first day of each month thereafter until the violation is corrected; (*Adopted July 2004*)