

Verrado Community Association, Inc.

Schedule of Monetary Penalties

In accordance with the Community Charter for Verrado, Chapter 8, Compliance and Enforcement, paragraph 8.1(a), the Board may impose reasonable monetary fines which shall constitute a lien upon the violator's unit after written notice and an opportunity for a hearing.

The following schedule of monetary penalties to be imposed for violations of the governing documents was approved by the Verrado Community Association Board of Directors at the August 24, 2005, Board of Directors' meeting. Monetary Penalties will be imposed in accordance with the established Noncompliance Enforcement Protocol.

<u>Violation</u>	<u>Monetary Penalty</u>
1. Trash container visible on non-trash collection days; unapproved signage	\$ 25.00 per day
2. Landscape in violation of the Community-wide standards	\$100.00 first occurrence \$250.00 each occurrence thereafter
3. Commercial vehicle, recreational vehicle (boat/trailer/motor home, etc.), inoperable vehicle parked other than in enclosed garages	\$ 25.00 per day
4. Unapproved architectural modifications	\$150.00

Continued violation may incur additional daily or weekly monetary penalties dependent on the adverse affect on the community.

The Board may take whatever action necessary to remedy the violation (e.g., impose monetary penalties, exercise self-help, suspend services, proceed with legal action, etc. at the owner's cost).

In any action to enforce the Governing Documents, if the Association prevails, it shall be entitled to recover all costs, including, without limitation, attorney fees and court costs, reasonably incurred in such action.