

# Penalty Assessments

Revised 6/23/2015

Infraction	Article No.	Fee	Unit
<b>Covenants for Assessments</b>			
<b>Late Payment of Dues</b>	<b>Article V (b)</b>	<b>\$25.00</b>	<b>Per month</b>
<b>Architectural Control</b>			
<b>Failure to submit Conformity of Plans</b>	<b>Article VI Sections 1-4</b>	<b>\$500.00</b>	<b>Per Occurrence</b>
<p><i>Owner is responsible for contacting the Architectural Control Committee (ACC) to submit Conformity Plans, It is not required that your plan is drawn up by a licensed architect, it can be submitted in "scope of work" format, but must conform to the Architectural Standards as provided in Article VI Architectural Control in the Eagle's Nest Bylaws. See ACC procedures for submission of conformity plans and compliance decision tree</i></p>			
<b>Maintenance Obligations</b>			
<b>Good Condition &amp; Repair</b>	<b>Article VII Sec.1</b>	<b>\$100.00</b>	<b>Per Month</b>
<p><i>1st Step: Phone Call - 30 days to rectify situation and advise of next steps in process</i></p> <p><i>2nd Step: Formal Notice &amp; Date Fines will commence if Infraction not rectified</i></p> <p><i>3rd Step: Fines Commence until clear and Sign off Notice has been provided by the Board of Directors</i></p>			
<b>Use Restrictions</b>			
<b>Temporary Structures</b>	<b>Article VII Sec.4</b>	<b>\$100.00</b>	<b>Per Occurrence</b>
<p><i>1st Step: Phone Call - 30 days to rectify situation and advise of next steps in process</i></p> <p><i>2nd Step: Formal Notice &amp; Date Fines will commence if Infraction not rectified</i></p> <p><i>3rd Step: Fines Commence until clear and Sign off Notice has been provided by the Board of Directors</i></p>			
<b>Nuisances</b>	<b>Article VIII Sec.3</b>	<b>Max \$100</b>	<b>Per Occurrence</b>
1st Occurrence: Verbal Warning		Verbal	
2nd Occurrence		\$25.00	
3rd Occurrence		\$50.00	
4th Occurrence		\$75.00	
5th Occurrence		\$100	
<b>Vehicle Restrictions &amp; Storage</b>	<b>Article VIII Sec.8.</b>	<b>\$100.00</b>	<b>Per Occurrence</b>
<p><i>1st Step: Phone Call - 30 days to rectify situation and advise of next steps in process</i></p> <p><i>2nd Step: Formal Notice &amp; Date Fines will commence if Infraction not rectified</i></p> <p><i>3rd Step: Fines Commence until clear and Sign off Notice has been provided by the Board of Directors</i></p>			
<b>Miscellaneous</b>			
<b>Lock Tampering</b>	<b>Board Mandate</b>	<b>\$100</b>	
<p><i>For the security and protection of property the gate lock is not to be removed under any circumstances and should be locked when entering and leaving the subdivision. If the lock is tampered with or removed for any reason without the person leaving a note detailing Lot and Block number and reason for absence, this fine will be levied. If there is a problem with the lock please call A Board Member for resolution.</i></p>			
<b>Covenant/Restrictions Violation</b>	<b>Board Mandate</b>	<b>\$250</b>	
<p><i>Failure to comply with ANY Declarations, Covenant or Restrictions outlined in the Eagles Nest HOA bylaws or violation of any policies set forth by the Board of Directors will result in the following 3 step action:</i></p> <ol style="list-style-type: none"> <li><i>1. Owner will receive a warning letter advising them to cease or rectify violation of covenants/restriction</i></li> <li><i>2. Failure to comply with written warning will result in penalty/fine/lien in the amount of \$250.00</i></li> <li><i>3. Owner will have 30 days to dispute action against them upon written request sent via certified mail</i></li> </ol>			