

FINE STRUCTURE FOR NORTHWEST CROSSING ARCHITECTURAL REVIEW COMMITTEE

Based on paragraph 6.4 of the NorthWest Crossing Covenants, Conditions and Restrictions, the NorthWest Crossing Architectural Review Committee (NWX ARC) has established the following schedule of fines applicable to violations of the CC&R's and Rules & Design Guidelines.

In every case in which there is a potential fine, the Homeowner shall be provided notice of the proposed fine and an opportunity to correct the violation. Notice of the decision of the Committee will be provided in writing to the homeowner. Any fines levied against a homeowner will be payable within ten days after receipt of written notice of the imposition of the fine. (All fines received by the Committee will be deposited in the Homeowners Association' operating account.)

FINE STRUCTURE

Article 5, Section 5.1, Occupancy, including rental and other non-conforming uses

Any violation of Article 5, Section 5.1 of the NorthWest Crossing CC&R's will result in a fine not more than \$200 per day from the date the penalty is imposed until the date that a rental contract for greater than 30 days is entered into or until the renter vacated the premises, whichever is earlier.

Article 5, Section 5.2 and 5.3, Home sited and improvements shall be maintained

Violation of Article 5, Section 5.2 and 5.3 of the NorthWest Crossing CC&R's will result in a fine of up to \$100. The failure to bring the home site into compliance with Article 5, Section 5.2 and 5.3 within 30 days after the original fine is levied, will result in an additional fine of up to \$500. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.2 and/or 5.3

Article 5, Section 5.4, Construction and Alterations

Any improvement/alteration, as defined by Article 5, Section 5.4 of the NorthWest Crossing CC&R's that is not specifically approved in advanced as provided for in the CC&R's and/or Rules and Design Guidelines will result in a fine not to exceed \$500. If the improvement/alteration is deemed to be out of conformance with Article 5, Section 5.4 of the NorthWest Crossing CC&R's an additional fine in the amount equal to the estimated cost of remedying the non-conforming improvement will be levied. The fine for a non-conforming improvement/alteration will compound quarterly until the improvement/alteration is remedied.

Article 5, Section 5.5, Offensive or Commercial Activity

Any violation of Article 5, Section 5.5 of the NorthWest Crossing CC&R's will result in a fine of not more than \$1,000. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.5.

Article 5, Section 5.6, Non Conforming Signs

Any violation of Article 5, Section 5.6 of the NorthWest Crossing CC&R's will result in a fine of not more than \$100. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.6.

Article 5, Section 5.7, Exterior Lighting or Noisemaking Device

Any violation of Article 5, Section 5.7 of the NorthWest Crossing CC&R's will result in a fine of not more than \$100. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.7.

Article 5, Section 5.8, Antennas & Satellite dishes

Any violation of Article 5, Section 5.8 of the NorthWest Crossing CC&R's will result in a fine of not more than \$100. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.8.

Article 5, Section 5.9, Number of homeowners

Violations of Article 5, Section 5.9 of the NorthWest Crossing CC&R's will result in a fine of not more than \$100. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.9.

Article 5, Section 5.10, Structure, Tent, Mobile Homes, Outbuildings

Violations of Article 5, Section 5.10 of the NorthWest Crossing CC&R's will result in a fine of not more than \$500. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.10.

Article 5, Section 5.11, One Single Family residence per home site

Violations of Article 5, Section 5.11 of the NorthWest Crossing CC&R's will result in a fine of not more than \$500. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.11.

Article 5, Section 5.12, No above ground wires or pipes

Violations of Article 5, Section 5.12 of the NorthWest Crossing CC&R's will result in a fine of not more than \$200. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.12.

Article 5, Section 5.14, Control of Pets

Any violations of Article 5, Section 5.14 of the NorthWest Crossing CC&R's will result in a fine of not more than \$100. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.14.

Article 5, Section 5.15, Firearms or Other weapons

Any violation of Article 5, Section 5.15 of the NorthWest Crossing CC&R's will result in a fine of not more than \$500. The NWX ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.15.

Burning

Violations of 'Burning', in the NorthWest Crossing Rules and Design Guidelines (page 8), will result in a fine of not more than \$200. The NWX ARC reserves the right to levy additional fines for a continuing violation of the NorthWest Crossing Rules and Design Guidelines, 'Burning' restrictions.

Misc. Violations

All other violations of the NorthWest Crossing CC&R's, Rules and Guidelines, or Rules and Regulations as adopted by the NWX ARC will result in a fine of not more than \$300. The ARC reserves the right to levy additional fines for continuing violations such as unscreened trash cans and recycling bins, unscreened HVAC equipment, unapproved storage structures or any other non-compliant item.

Unpaid Fines

The NorthWest Crossing Architectural Review Committee has the right to place a lien on the property in order to collect unpaid assessments plus the reimbursement of fees associated with filing a lien.

In the case of a persistent violation, each day the violation continues after written notice shall be deemed a separate and distinct violation and shall be subject to separate daily fines up to a maximum of thirty (30) daily fines per violation.

If fines are not paid within thirty (30) days of the due date, the balance due will bear interest at the rate of nine percent (9%) from the due date until paid and a lien on the property will be filed with Deschutes County. All fees associated with filing the lien will be added to any unpaid balance.

Revisions to Fine Structure

The NWX ARC reserves the right to revise and/or update this fine structure as necessary.