

## **SCHEDULE OF FINES FOR NORTHWEST CROSSING ARCHITECTURAL REVIEW COMMITTEE**

Per Section 6.4 of the Master Declaration of Covenants, Conditions and Restrictions for NorthWest Crossing (CC&Rs), the NorthWest Crossing Architectural Review Committee (ARC) has established the following schedule of fines applicable to violations of the CC&Rs, Rules & Design Guidelines and the Prototype Handbook, together the Governing Documents.

If there is a potential fine, the Owner shall be provided written notice of the violation and an opportunity to correct it. Any fines levied against will be payable within ten days after receipt of written notice of the imposition of the fine. Liens may be placed on the Lot to collect unpaid assessments and lien filing costs. 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.

### **FINE STRUCTURE**

#### **Article 5, Section 5.1, Occupancy**

Any violation of Article 5, Section 5.1 of the NorthWest Crossing CC&Rs will result in a fine not more than \$500 per day from the date the penalty is imposed until the violation is cured.

#### **Article 5, Section 5.2 and 5.3, Improvements & Appearance**

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 Alteration**

Any improvements or alterations not specifically approved in advanced will result in a fine not to exceed \$500. Continued violation of the non-conforming improvement may result in additional fines. Fines may compound quarterly until the violation is cured.

#### **Article 5, Section 5.5, Offensive Activity**

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

#### **Article 5, Section 5.6, Signs**

Any violation of Article 5, Section 5.6 of the CC&Rs will result in a fine of not more than \$100. The NWX ARC reserves the right to levy additional fines for continuing violations 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 CC&Rs will result in a fine of not more than \$100. The ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.8.

**Article 5, Section 5.9, Limitations on Transfer**

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

**Article 5, Section 5.10, Prohibited Structures**

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

**Article 5, Section 5.11, Single Family Residences**

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

**Article 5, Section 5.12, Utilities**

Violations of Article 5, Section 5.12 of the CC&Rs will result in a fine of not more than \$200. The 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 CC&Rs will result in a fine of not more than \$100. The 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 CC&Rs will result in a fine of not more than \$500. The ARC reserves the right to levy additional fines for a continuing violation of Article 5, Section 5.15.

**Misc. Violations**

All other violations of the Governing Documents will result in a fine of not more than \$300. The ARC reserves the right to levy additional fines for continuing violations.

**Revisions to Fine Structure**

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