ALLENBACH ACRES HOMEOWNERS' ASSOCIATION BOARD POLICIES
REVISED NOVEMBER 2018

Refer to the Bylaws of AAHA regarding any Board action as set forth in Article IV 4.6 (g) (h), and Article VII.

1. Board rules, regulations, and guidelines will generally not be enforced for at least 10 days following adoption and notification to the Homeowners. If 10% of the Owners notify the Board in writing that they disagree with the policy in question the policy will be temporarily suspended. A meeting will be then called within 30 days (with notification to all Homeowners). If at that meeting, a majority does not vote to revoke or modify the policy, it will stand as published (Bylaws, Article VII, 7.2). No action or enforcement of a disputed policy will be attempted prior to such meeting.

2. Each Board member has a duty to enforce the Conditions, Covenants and Restrictions of Allenbach Acres (CC&Rs), the Bylaws, and Rules and Regulations passed by the Board as written. This duty includes acting on violations personally observed or brought to their attention.

3. A Board member or agent of the Board must verify that a reported violation is valid before action is taken. A violation reported by a Board member must be verified by another Board member or agent of the Board.

4. One or more Board members, or an agent thereof, will attempt to contact the homeowner in violation, notify him or her of the violation, and attempt to work out an immediate resolution.

5. If this fails, a written notification of the violation will be mailed as soon as possible, and must include acceptable solution and timeline for implementation. The written notification will include any potential fine to be imposed for failure to resolve the violation and include the Owners right to request a hearing.

6. If there is no response to the written notice and the violation is not corrected, the Board will levy a fine pursuant to a Schedule of Fines.

7. If the Owner requests a hearing before the Board, the Board will work with the Owner to schedule the hearing in a reasonable timeframe. At the hearing, the Board will listen to and review evidence presented by the Owner. The Board
will then decide on whether to impose the fine for the violation or take other legal action.

8. An Owner who repeats the same violation within a 12-month period, will be immediately fined and will be subject to further legal action.

9. Any Owner who is assessed a fine must pay the fine within 30 days of the date the fine was assessed. Any fines left unpaid will be turned over for collections.

10. All fines will be based on the attached Schedule of Fines.
ALLENBACH ACRES HOMEOWNERS ASSOCIATION

SCHEDULE OF FINES

1. Unauthorized signs displayed to public view. $25 - 200
2. Unauthorized animals or household pets kept, bred, or maintained for any commercial purpose or that become a nuisance. $25 - $200
3. Property used or maintained for rubbish, trash, garbage, or any other waste kept or maintained except in a sanitary container. Containers used for such purposes not screened from public view. $25 - $200
4. Noxious or offensive activity; noxious or unsightly conditions; annoyance or nuisance to neighborhood. $25 - $200
5. Trailer, camper-truck, tent, garage, barn, shack, or other outbuilding used as a residence temporarily or permanently. $25 - $200
6. Boats, trailers, trucks, campers or truck-campers or junk cars or other unsightly vehicles on any part of property or public ways adjacent thereto. Parking of equipment. $25 - $200
7. Exterior antennas or aerials not required for reception. $25 - $200
8. Outdoor overhead wires for distribution of electricity or telecommunications; any pole or other structure for such purposes. $25 - $200
9. Restrictions on rental or lease of dwelling unit. $25 - $500
10. Other violations of the Declarations, Bylaws or Board Rules and Regulations not set forth above. $25 - $200

The above fines may be imposed on a one-time, each occurrence, or continuing daily, weekly, or monthly basis as determined by the Board.