

**FIRST FINE SCHEDULE FOR VIOLATIONS OF THE BELOW
REFERENCED CC & R'S OF THE ASSOCIATION**

*Readers should refer to the complete version of the CCR's and amendments.
(Note that PRC is in reference to the Association's Plan Review Committee.)*

CC&R	Brief Explanation of CC&R	Fine for Violation
CC&R 4.6	No construction, alterations or painting shall be undertaken unless approved by the PRC. (Including the use of previously approved paint or trim colors.)	\$100 per occurrence
CC&R 4.6 b, c	PRC may halt construction if committee believes work differs from approved plans and can require corrective action be taken. The PRC may require work to be halted, changed or modified.	\$500 per occurrence
CC&R 4.7g	Fences, walls or driveway placement requires the approval of the PRC.	\$100 per occurrence
CC&R 4.7 h	All exterior colors shall be neutral or subdued in muted earth tones and require PRC approval.	\$500 per month until issue is resolved to meet CCRs with PRC approval
CC&R 4.7i	Houses, buildings and structures shall be of such character, style, design to be in harmony with surrounding houses and structures and the general area and shall be constructed in compliance with CC & R's, building codes etc.	\$500 per month until issue is resolved to meet CCRs with PRC approval
CC&R 4.9	Owners are responsible for damage to streets and utilities adjoining their lot during construction. Streets shall be kept clean and free from mud and debris at all times. No structure shall be occupied until all damage is repaired.	Construction shall be halted and/or a fine of \$50 per day will be charged until damage is remedied
CC&R 5.1	Lots are to be used for single family residential use only. Permanent multi-family, communal or group use is prohibited.	\$100 per day
CC&R 5.1	No business venture or commercial activity shall be conducted in or about any property in the Subdivision except for single proprietor home offices with a maximum of 1 employee as long there are not visits to the Subdivision by customers or members of the public.	\$1000 for 1 st month \$2500 for 2 nd month \$5000 for 3 rd month and subsequent months
CC&R 5.14 (3 rd amendment)	There shall be no growing or distributing marijuana from or within the subdivision except as provided by Oregon law for personal consumption or personal medical purposes.	\$1000 1 st offense \$2500 each offense thereafter
CC&R 5.2	Owners are responsible for the exterior maintenance, repair and landscaping of their property and shall not permit the growth of noxious or annoying weeds.	\$50 per day
CC&R 5.3	No boats, motorcycle, mobile home, camper, trailer, commercial vehicles or recreational vehicle shall be kept in open, public view in the Subdivision. No commercial vehicle may be stored or parked on any parcel for more than 30 days.	\$50 per day
CC&R 5.4	Livestock may be kept on the premises in numbers consistent with the requirement of good husbandry and which do not create a nuisance or annoyance to neighbors. Dogs, cats and	\$50 per day

	other pets shall not be kept for commercial or breeding purposes.	
CC&R 5.5	All refuse shall be kept in sanitary containers and screened from public view. Compost heaps shall be located one hundred or more feet from the nearest property line.	\$50 per day
CC&R 5.7	No sign of any kind shall be posted on a lot except for one sign advertising the property for sale or rent.	\$10 per day
CC&R 5.9	No lot shall have bright or glaring lighting that interferes with any neighbor's use of their property.	\$10 per day
CC&R 5.10	All outbuildings and storage sheds must have design approval and be constructed of exterior materials that are harmonious with the main dwelling.	\$500 per occurrence
CC&R 5.11	No motorized vehicles, ATVs or motorcycles shall be permitted on the walking path.	\$50 per offense
CC&R 5.12	No obnoxious, noxious or offensive activity shall be carried out on any portion of a lot.	\$100 per offense
CC&R 5.13	No alterations or signs attached to the 3-board boundary fence.	\$50 per day
CC&R 5.13a, b, c	For lots 1, 2, 20, 21, 38, 56 and Parcel 2: No livestock shall be allowed on their parcels without installing an electric fence to keep livestock away from the 3-board subdivision boundary fence.	\$25 per day plus the cost to repair damage if any, to boundary fence
CC&R 7.2	Construction project(s) must be completed within 1-year, unless the single 6-month extension allowed by the CC&Rs was granted by the Plan Review Committee.	<ul style="list-style-type: none"> •\$3000 for the first 6 months project is not completed after deadline •\$3000 for each additional 6-month period project is not completed after deadline
CC&R 7.2.1	Owners may not use a trailer, van, bus, camper, motorhome, garage, barn or storage structure as a residence, except during the 1-year construction of a home subject to Crook County approval and these CCRs.	\$100 per day
CC&R 7.3	No hunting or target shooting on any parcel in the subdivision.	\$100 per offense
CC&R 7.4	No igniting or using fireworks on any parcel in the subdivision.	\$500 per offense
	Violations of all other CC & R's, Bylaws, or other rules and regulations of the Association not set forth above.	\$100 per occurrence or \$100 per day at the Board's discretion