

**RESOLUTION ADOPTING FINE SCHEDULE  
OF  
RED OAK RANCH PROPERTY OWNERS ASSOCIATION**

(This Resolution supersedes the Resolution Adopting Fine Schedule adopted by the Board of Directors on the 25th day of March, 2008)

WHEREAS, Section 8.10 of the Declaration of Covenants, Conditions and Restrictions for Red Oak Ranch ("Declaration") empowers the Red Oak Ranch Property Owners Association ("Association") to enforce the provisions of the Declaration and to take such action as the Board of Directors deems necessary or desirable to cause such compliance; and

WHEREAS, Section 8.10 of the Declaration provides the levying and collecting of fines established in advance as a means for enforcing the provisions of the Declaration; and

WHEREAS, there is a need to establish reasonable and uniformly applied fines.

NOW, THEREFORE, BE IT RESOLVED that the Association, acting through its Board of Directors, hereby adopts the following schedule of fines to enforce the provisions of the Declaration.

**SCHEDULE OF FINES FOR VIOLATIONS OF THE DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR RED OAK RANCH**

<b><u>Violation Type</u></b>	<b><u>Fine</u> (See Note below)</b>
<b>Lot maintenance violations</b> Sec. 3.17	\$50
<b>Easement violations</b> Sec. 2.04, 2.05	\$50
<b>Building maintenance violations</b> Sec. 3.18	\$50
<b>Temporary structure violations</b> Sec. 3.06	\$50
<b>Animal husbandry violations</b> Sec. 3.14	\$50
<b>Offensive activities violations</b> Sec. 3.10	\$50
<b>Architectural Control violations</b> Sec. 3.01, 3.02, 3.03, 3.04, 4.01	\$100
<b>Other violations</b> Sec. 3.05, 3.07, 3.08, 3.09, 3.11, 3.12, 3.13, 3.15, 3.16, 3.19	\$50

**Note:**

All fines are per month and beginning the 3rd month will increase \$50 per month for all subsequent months that the fine is in effect (e.g. \$50 first month, \$50 second month, \$100 third month, \$150 fourth month, etc.) The maximum monthly fine for a continuing violation will be five (5) times the initial monthly fine (i.e. an initial \$50 monthly fine will not exceed a \$250 monthly fine).

The Association, acting through the Board of Directors, is authorized to impose lesser fines or no fine at all, and any decision shall not be deemed a waiver of their right to impose a fine thereafter or upon a subsequent breach or violation.

This Resolution Adopting Fine Schedule was adopted by the Board of Directors on the 24th day of May, 2011.

RED OAK RANCH PROPERTY OWNERS ASSOCIATION

By: \_\_\_\_\_

Name: Paul D. Dell'Osso

Its: President