

EXHIBIT C**AMOUNT OF FINE***

1ST Offense	2ND Offense within 90 days	3RD or more Offense within 90 days	RULES (the following activities are prohibited)
\$25	\$50	\$100	<ul style="list-style-type: none"> · parking on the streets within the HOA or in the common area where parking is restricted · parking in restricted areas such as fire lanes · parking in areas other than an approved parking area · parking in another owner's driveway or reserved parking area · parking on any sidewalk · parking in areas marked with "no parking" signs · parking in areas not permitted on the Association parking map · violation of any parking rule contained in the declaration, bylaws, or Association rules · parking recreational vehicles or boats on Association property for more than 2 days in any 14-day period · parking more cars than the number permitted on Association property · parking unregistered or inoperable vehicles in the common area or in a driveway for more than 15 days in any 60-day period · parking in a way that blocks access to other lot's driveway · parking on the streets during a time when snowplows are operating · parking in a driveway with any part of the vehicle extending over or blocking any part of the sidewalk <hr/> <ul style="list-style-type: none"> · driving faster than the permitted speed (15 mph) · driving faster than conditions safely permit <hr/> <ul style="list-style-type: none"> · performing maintenance or mechanical work on vehicles (including motorcycles & ATV's) in a driveway or in the common area <hr/> <ul style="list-style-type: none"> · leaving trash, garbage, or clutter on the unit's driveway, patio or doorstep, or otherwise maintaining the driveway, patio or doorstep in an unsightly, unclean, or unsanitary condition · obstructing the common area (including sidewalks) in such a manner as to restrict ingress or egress to or from the lots <hr/> <ul style="list-style-type: none"> · misuse or damage to the common area by attaching any item to the common area without the written permission of the Board · painting or decorating any common area without written permission of the Board · causing damage to the common area (lawn, parking area, sidewalk, driveway, sprinkler system, flowers or shrubs)

<p>\$25</p>	<p>\$50</p>	<p>\$100</p>	<ul style="list-style-type: none"> leaving personal belongings in the common area such as bicycles, scooters, toys, work equipment
			<ul style="list-style-type: none"> creating noise within a living unit or lot that can be heard in another living unit or lot, or in the common area, such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life creating noise in the common area that can be heard in a unit or lot such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life
			<ul style="list-style-type: none"> maintaining pets in a unit or lot in violation of the Association bylaws, declaration or rules and regulations (See Article 9.5 of the Declaration for the fine related to failing to register a pet) failing to clean up after pets that have made a mess in the common area allowing pets in the common area without a leash maintaining a pet in lot that can be heard in another lot such that the sound or smell created by the pet is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life
			<ul style="list-style-type: none"> performing any construction outside a unit without written authorization from the Board
			<ul style="list-style-type: none"> operating a business in a unit without a business license or in violation of the municipal ordinances, the Association bylaws, declaration, or rules and regulations
			<ul style="list-style-type: none"> failing to maintain window coverings (failure to replace broken blinds, torn drapes or other such window coverings). There shall be no blankets, newspapers or bed sheets used for window coverings.
			<ul style="list-style-type: none"> leasing a unit in violation of the Association leasing policy as set forth in the Declaration by failing to require tenants to comply with Association rules

EXHIBIT D
MAINTENANCE ALLOCATION CHART

ITEM	HOA	OWNER	NOTES
GENERAL NOTE			Shared items are to be resolved between the Owners involved in use of the item.
A/C Pad & Unit		X	
Address Numbers	X		
Attic		X	
Cable/Satellite TV		X	
Ceiling		X	
Fireplace, Flue, & Vent Pipes – Cleaning & Repair		X	
Circuit Breakers for Unit		X	
Door and Door Frames - Exterior		X	
Door and Door frames - Interior		X	
Door Hardware		X	
Door steps/stoops/porch		X	
Doorbell		X	
Drains – Living Unit & Limited Common Patio/Porch		X	
Dryer Vent Cleaning		X	
Electrical Wiring/Panel		X	
Exterior Wall Finishes (Rock/Stucco/Siding, etc.)	X		
Fences the boarder the exterior of the Project	X		
Interior Fences (bordering Lots) - future replacement		X	
Interior Fences (bordering Lots) - repairs from wind/shifting		X	
Fence - repair damage caused by resident/guests		X	
Fireplace Component, including spark arrestor		X	
Floor Coverings		X	
Foundation - Structural		X	
Foundation – Cracks, cosmetic		X	
Front Landing/Porch		X	
Furnace		X	
Garage Door Openers, Springs, Hinges, Parts		X	
Garage Doors Paint, Repair, Replace		X	
Gas Pipes		X	
Gate Hardware & Locks		X	
Hose Bib/Faucet/Spigot		X	
Hot Water Heater		X	
Insurance Coverage – Property (attached buildings)	X		
Insurance Coverage - HO6 Policy		X	
Insurance Coverage - Loss Assessment		X	

Insurance Deductible	X	X	Deductible assessed to Owners pro-rata in which a loss takes place. Deductible on Owners HO6 Policy is Owner's responsibility.
Irrigation Lines / Heads - outside yard areas	X		
Landscape - outside fenced yard areas	X		
Landscape - fenced yard area		X	if applicable
Lights - Garage Fixtures & Bulbs		X	
Lights - Eaves (Electrical Issue/Replacement)		X	
Lights - Eaves Bulb		X	
Lights - Porch Fixture & Bulb		X	
Limited Common Area Driveways		X	
Limited Common Area Patios		X	
Limited Common Area Porches		X	
Limited Common Area Sidewalks	X		
All Concrete Located on a Lot or on the Limited Common Area Associated with a Lot (this includes the maintenance, repair and replacement of the concrete)		X	
Mailbox & Stand/Structure	X		
Mailbox Lock & Key			USPS
Paint - Exterior Finishes, doors, garage doors, etc.		X	
Paint - Interior		X	
Patio Slab		X	
Pest Control Interior		X	
Phone Lines		X	
Plumbing Valves, Pressure Regulator		X	Point of connection/Meter to the unit - Owner. Before point of connection/Meter - HOA.
Plumbing Main Line		X	Point of connection/Meter to the unit - Owner. Before point of connection/Meter - HOA.
Plumbing Leak		X	Point of connection/Meter to the unit - Owner. Before point of connection/Meter - HOA.
Plumbing - Clogging/Stoppage		X	Point of connection/Meter to the unit - Owner. Before point of connection/Meter - HOA.
Plumbing Pipes Inside Unit	X		
Rain Gutters - clean-out, repair, replacement	X		
Rain Gutters - drains away from building	X		
Roof - future replacement	X		
Roof Leak	X		
Screen Doors		X	*Must be approved by DRC
Sewer pipes that only serve one Unit and are located Inside or underneath a Living Unit		X	
Sewer pipes that (a) serve more than one Lot, or (b) are located Outside of a Unit or within the Common Area	X		
Shutters		X	
Skylights		X	
Snow Removal - Driveways & Sidewalks on Lots or in Limited Common Areas		X	
Snow Removal - Private Roads and Sidewalks on the Common Area (per Plat)	X		
Storm Drains	X		*Private road areas only
Streetlights	X		

Streets – Private (excluding concrete approach to garage - Asphalt only)	X		
Termites, pests, rodents, insects, etc.		X	
Trash		X	
TV Reception		X	
Utility Doors		X	
Vent covers - Exterior		X	
Walkways to individual unit- not shared		X	
Wall - Bearing Interior Wall		X	
Wall - Partition Interior Wall		X	
Water - Culinary		X	
Water - Landscape	X		*Unless metered to the individual unit owner
Weatherstripping		X	
Window Boxes		X	
Window Frames		X	
Window Glass & Screens		X	