Cliff Ridge Colony Homeowners Association, Inc.

Fines and Sanctions

The Board of Directors of the Cliff Ridge Homeowners Association, Inc may impose the following Fines and/or Sanctions for violation of Architectural Rules or Standards.

1. <u>Removal of a tree without ARC approval</u>. For the removal of a living tree over six (6) inches in diameter, a fine of up to $100 for each caliper inch of the tree (removal of a ten-inch tree could be a fine up to $1,000) and/or restoration by requiring the planting of 1.5 trees for each tree cut and their total caliper inches shall be one inch for every five inches cut. A maintenance plan will also be required for restoration.

2. <u>Topping of trees is not allowed.</u> A fine of up to $500 for each tree topped.

3. <u>Removal of indigenous flowering shrubs without ARC approval</u>. A fine of up to $100 for each shrub removed and/or restoration by requiring the planting of all shrubs removed. Indigenous flowering shrubs include, but are not limited to, Mountain Laurels and Rhododendrons.

4. <u>Exterior modification of residence without ARC approval.</u> A fine of up to $500 and/or restoration by requiring the modification to be returned to its original state and/or an approved ARC plan.

5. <u>Material Landscape or hardscape changes without ARC approval.</u> A fine of up to $500 and/or restoration and/or an approved ARC plan.

6. <u>All other violations of Architectural Standards.</u> A fine of up to $500 and/or restoration of the residence or lot and/or an approved ARC plan.

7. <u>Fines</u>. Fines are due thirty (30) days after the fine is imposed. Any unpaid balance after thirty (30) days will be increased by 10% per month until paid in full.

8. <u>General fund.</u> All fines collected will go into the general fund.

9. <u>Replacement or restoration.</u> For any replacement or restoration required the time to complete such work will be determined by the Architectural Review Committee and communicated in writing to the property owner.

November 18, 2023