



**Exhibit "B" continued Effective Date: February 19, 2009  
DESIGN STANDARDS Wildcat Lake HOA**

**13. Violation Correction Procedures & Penalties**

WHEREAS Article II, 2.04, Design Standards of the Declaration of Covenants, Restrictions and Easements for Wildcat Lake state the Architectural Control Committee (ACC) shall from time to time adopt, promulgate, amend, revoke and enforce the Design Standards any previous ACC Design Standards or policies that disagree or conflict with more recent amendments to these Design Standards are revoked.

WHEREAS Section 18 of the Wildcat Lake HOA Bylaws grant the Board of Directors with the power to conduct Association business and, to protect community harmony by providing guidelines and a procedure for address conditions that disrupt that harmony,

LET IT BE RESOLVED THAT the following Schedule of Fines will be followed:

A. The Board of Directors is authorized to enforce timely assessment payments from Owners, compliance with Rules and Regulations and other policies enacted in accordance with the governing documents by assessing monetary penalties against owners, their guests, family and renters who are violation.

B. Procedure to correct violations and penalties for violations

For all level two violations the procedure to correct is to:

1. Mail a Courtesy Letter explaining the violation & the correction required
2. If violation is not corrected after 30 days a 1<sup>st</sup> Warning letter is mailed or posted on door
3. If violation is not corrected after 30 additional days the First Fine is invoiced
4. If violation is not corrected after 30 additional days the Second Fine is invoiced
5. If violation is not corrected after 30 additional days the Daily Fine begins & Lien is placed on property – notice is posted on door

For all level one violations the procedure to correct is to:

1. Mail a Courtesy Letter explaining the violation & the correction required
2. If violation is not corrected after 14 days a 1<sup>st</sup> Warning letter is mailed or posted on door
3. If violation is not corrected after 14 additional days the First Fine is invoiced
4. If violation is not corrected after 14 additional days the Second Fine is invoiced
5. If violation is not corrected after 14 additional days the Daily Fine begins & Lien is placed on property



C. Fines

1. **First Fine** = \$50.00 (invoice will be mailed)
2. **Second Fine** = \$100 (invoice will be mailed)
3. **Daily Fine** = \$25/day (Treasurer will maintain fine totals until paid & violation is corrected)
4. **Lien** is placed on home – Lien copy will be posted on door (Lien is taken off only after violation is corrected & all fines are paid)
5. **Foreclosure** process is started (Foreclosure process is ended only after violation is corrected & all fines are paid)

D. Level one violation: Lawn greater than 4 inches in height. Barking dog or other noise disturbances. Any other urgent problems and violations considered urgent by the ACC.

E. Level two violations: All violations not considered urgent by the ACC.

F. If violations reoccur within twelve months all fines will be reinstated

14. Renting/Leasing

- a. Renting/Leasing is defined, by the ACC, as the Owner of Wildcat Lake HOA that does not have their primary home address in Wildcat Lake subdivision and someone else other than immediate family members are living at their Wildcat Lake home. If an immediate family member is living in their Wildcat Lake home and paying rent, the ACC shall be consider this renting.
- b. It is the responsibility of the Owner to prove to the Wildcat Lake HOA that the home is not being rented. The ACC has the right to inquire if a member is renting and to demand proof that they are not renting.
- c. It is the responsibility of the Owner to prove to the HOA that the home is not being rented.
- d. If a Owner is renting and has not submitted the proper documents to apply for permission to rent; the ACC will fine the member an amount equal to the total annual HOA fees for that year. These total HOA fees will include any and all special assessments.

15. Satellite Dishes: A “Request for Architectural Change/Exception” form shall be completed prior to the installation of any satellite dish by the Owner of the Lot and approved, in writing, by the ACC.

- a. Antennae and satellite dishes shall be located in a place shielded from view from the street and from other lots to the maximum extent possible.
- b. No satellite dish may be installed on the ground.

16. Lot maintenance: Each Owner shall maintain and keep their Lot and dwelling in good repair, condition and order. Such maintenance shall be performed consistent with Design Standards established for Wildcat Lake HOA and shall include with out limitation, mowing lawns, maintaining lawns, shrubs and bed plants.



The following design standards shall be met:

- a. Lawns shall be mowed once, at least every fourteen (14) days, during the growing season
- b. Lawns shall be kept no more than 4 inches in height
- c. Lawns shall be treated properly (contractor/company or self treated) to prevent weed growth
- d. Front yard shrubs and plant beds shall be neatly trimmed and maintained

17. Political signs

- a. Are only allowed sixty days before the election and must be removed five days after the election results are completed.
- b. May not exceed 2 foot by three foot and must be professionally printed.