

**Wild Pointe Ranch Homeowners Association
Fine Schedule and Associated Processes**

In compliance with the Colorado Common Interest Ownership Act, the Adoption and Amendment Procedure of the Board of Directors adopted February 28, 2008 and the Covenant and Rule Enforcement Policy and Procedure also adopted by the Board of Directors on February 28, 2008, the Board of Directors desires to adopt a more comprehensive policy and rules relevant to covenant and rule enforcement.

The Association hereby adopts the following policies and procedures for covenant and rule enforcement.

1. Conflict. In the event of any conflict in the procedures set forth herein and other policies and rules earlier enacted, none of which are supplanted hereby, this fine schedule shall control.

2. Applicability. This policy is intended to address all violations of the declarations, bylaws, policies, rules and provisions of the Amended and Restated Wild Pointe Development Guide Agreement recorded on February 24, 2005. Examples of violations which the Board of Directors seeks to address are RV and trailer parking, improper or unauthorized construction, failure to properly landscape, failure to screen and enclose, and unsightly or unkempt conditions. The foregoing is by way of example, only, and is not exhaustive. If in the judgment of the Board of Directors fines provided for the by Design Guidelines or other relevant policies then in effect may be more properly imposed, it has the discretion to do so. Fines imposed by way of this policy and rule shall be considered supplemental and not in replacement of other remedies available.

3. Board of Directors to Conduct Hearing. The process described in Article 11 of the Declaration of Covenants, Conditions and Restrictions for Wild Pointe Ranch recorded on January 24, 2005 shall be followed. A summary of that process is notice of violation, a ten (10) day period of time to remedy the alleged violation, the conduct of a

hearing not less than ten (10) after notice of an unresolved alleged violation, a determination made by the Board of Directors after hearing, and enforcement.

4. Notice of Violations. To the extent the Covenant and Rule Enforcement Policy and Procedure referenced above contemplates a graduated process, that process is abandoned. Any notice of violation provided shall immediately begin the ten (10) day compliance period, and if the alleged violation is not corrected within ten (10) days after notice, the prescribed notice of hearing shall follow. If a violation is found to exist after hearing, the Owner shall be liable for: (a) a fine of up to \$50 per day from the date of the notice of violation referenced above until the violation is corrected, and (b) all costs of the hearing process (and any legal process undertaken thereafter), including reasonable attorney fees.

5. Repeated Notices Required. If in the determination of the Board of Directors repeated notices for the same or similar violations, albeit remedied within the allotted ten (10) remediation time period, have been required, the Board of Directors, after notice and hearing, may find the Owner to be a repeat offender and fine the Owner an amount commensurate with the underlying purposes of the fine schedule described above. By way of example, but not limitation, should an Owner improperly park his RV for a period of time triggering a notice of violation, remove the RV within the allotted time period to remedy the violation, and thereafter, again park the RV in a manner so as to trigger an additional notice of series of notices, the Board of Directors may consider the totality of the circumstances giving rise to such notices and conclude an intent on the part of the Owner to circumvent the processes provided for the benefit of the Owner and fine the Owner accordingly. In all instances, the Board of Directors will closely scrutinize the need to have issued multiple notices of violation for the same or similar violations, and will assume, in the absence of compelling evidence to the contrary, an intent to circumvent such processes.

IN WITNESS WHEREOF, and after receiving and considering comments of those affected thereby, the undersigned certifies that this Fine Schedule and Associated

Processes was adopted by resolution of the Board of Directors of the Association this 4th day of January, 2022.

Wild Pointe Ranch Homeowners Association, a
Colorado nonprofit corporation

A handwritten signature in cursive script, appearing to read 'dell', written over a horizontal line.

By: _____
Its: President