

Appendix A to Coyote Springs Bylaw – Fine Schedule

Section A-1– Authority to Impose Fines

The Association, through its Board of Directors, shall have the authority to impose monetary fines upon Members who violate the provisions of the Declaration, Bylaws, or duly adopted Rules and Regulations. Fines shall be assessed only after notice and an opportunity to be heard, consistent with due process requirements.

Section A.2 – Purpose

This Fine Schedule is adopted pursuant to the Bylaws of the Coyote Springs Homeowners Association (“Association”). The purpose of this schedule is to establish uniform penalties for violations of the Association’s governing documents, ensuring fairness, consistency, and compliance.

Section A.3 – General Provisions

- Courtesy Notice: For most violations, the Association will issue a written courtesy notice describing the violation and allowing a reasonable 10 days to cure the violation.
- Fines shall be imposed only after written notice and an opportunity to be heard before the Board of Directors.
- Each day a violation continues after notice shall constitute a separate offense.
- Payment of fines does not relieve the Owner of the obligation to correct the violation.
- Fines shall be considered assessments collectible in the same manner as regular assessments.
- **Emergency or Safety Violations:** The Association may impose immediate fines or take corrective action without prior courtesy notice when a violation poses a threat to health, safety, or property.

Section A.4 – Board Discretion

The Board of Directors may waive, reduce, or suspend fines if mitigating circumstances exist or if the violation is corrected in good faith.

Section A.5 – Collection of Fines

- Fines shall be considered assessments collectible in the same manner as regular assessments, including interest, lien rights and foreclosure remedies.
- Payment of fines shall not relieve the Owner of the obligation to correct the violation.

A.6 – Amendment

This Fine Schedule may be amended by resolution of the Board of Directors, subject to the approval requirements set forth in the Bylaws and Oregon laws.

A.7 – Fine Schedule

A-7.1 In accordance with the Oregon Planned Community Act/Condominium Act and the governing documents of Coyote Springs Community Association, the following fine schedule is

established for violations of the Association's rules, CC&Rs, or bylaws. Unless otherwise modified by resolution of the Board, the following fine schedule shall apply:

A-7.2 Fine Amounts

Violation Type	Initial Fine	Repeat/Continuing Violation
Landscaping violations (weeds, dead lawns)	\$50	\$25/day until corrected
Trash containers visible outside allowed time	\$25	\$10/day until compliant
Noise/nuisance disturbances	\$100	\$100 per occurrence
Parking in prohibited areas	\$50	\$50 per occurrence
Unauthorized exterior alterations	\$100	\$25/day until remedied
Pet violations (e.g., leash rule, loose cats, dogs)	\$50	\$50 per occurrence
Dangerous Pet (dog bites, etc.)	\$100	\$25/day until remedied
Failure to maintain property (e.g., siding, yard)	\$50	\$50/day until resolved
Short-term rentals (which are prohibited)	\$100	\$100/day while non-compliant
Parking of oversized or commercial vehicles	\$100	\$25/day until corrected
Parking of unauthorized, inoperable, unregistered vehicles	\$100	\$25/day until corrected
Fire Safety	\$100	\$25/day until corrected
Open fires or burning of trash, trimmings, etc.	\$500	\$500 per occurrence
Other violations (at Board discretion)	\$50–\$500	As determined by Board

A-7.3 Enforcement Procedures

1. Notice of Violation: The owner will receive a written notice detailing:
 - The specific rule violated.
 - The date and description of the incident
 - The proposed fine
 - A deadline for correction (if applicable)
 - Right to request a hearing within 15 days
2. Hearing Process:
 - If requested, a hearing will be scheduled within 30 days.
 - The owner may present evidence or testimony.
 - The Board will determine if the fine is upheld, reduced, or dismissed.
 - Collection: Fines unpaid after 30 days may accrue interest and be subject to lien or collection in accordance with the Association's policies.

Certification

Adopted as Appendix A to the Bylaws of the Coyote Springs Homeowners Association on this _____
day of _____, 20____.

_____ President

_____ Secretary