

Resolution of the Board of Directors

Of Crest Ridge Subdivision

Fine Schedule

Whereas, Article VI Section (a) of the Bylaws of Crest Ridge HOA, Inc established the authority obey the Board of Directors in making and amending use restrictions and rules and regulations governing the conduct, used and enjoyment of Lots and Common Areas upon furnishing a copy to all owners and Occupants. Every Owner and occupant shall comply with the Declaration, By-Laws and rules and regulations of the Association and any lack of compliance therewithin shall entitle the Association to take action to enforce the terms of the Declaration, Bylaws or rules and regulations.

Whereas, Article VIII General Covenants and Restrictions Section 9 of the Declaration of Covenants provides that the Board has the power to impose Fines for violations imposed under the Declaration, Bylaws, or any rules and regulations duly adopted.

Whereas, Article X, General Provisions, Section 1. Enforcement provides the right of a fine assessment when an Owner fails to take reasonable steps to remedy a violation or breach within twenty-one (21) days after the postmark date of the written notification to the last known address on recorded by the property management company/ HOA.

Whereas, in the event of a continuing violation, each day the violation continues or occurs again constitutes a separate offense and Specific Assessment fines may be imposed on a per diem basis without further notice.

The Board of Directors of Crest Ridge HOA has determined it is in the best interest of the Membership to establish and publish a schedule of all Specific Assessment fines to ensure consistency with enforcement and implementation of all violations and fines. Any modification will be come effective within 30 days of being published to the Owners and Occupants in accordance with this Declaration and shall be recorded in the minutes.

The Board of Directors of Crest Ridge Subdivision hereby creates, adopts, and enacts the following Fine Schedule affixed hereto as Exhibit A. The Specific Assessment fines listed in the Schedule are in accordance to, and are not intended to limit any other remedy allowed to the Association under the Declaration, Bylaws, or under Georgia law. Any violations prior the adoption date below is considered "grandfathered".

Resolved and adopted by the Board of Directors of Crest Ridge HOA and entered into the Association records this ____1st____ day of ____APRIL____ 2020.

Crest Ridge Subdivision Homeowners Association, Inc.

EXHIBIT A- Specific Fine Schedule**EFFECTIVE: APRIL 2020**

VIOLATION	FINE
1. Parking- Property owner and/or resident double parking and/or parking opposite of the flow of traffic.	\$25 fine plus any fees incurred by the Association or vehicle owner if the vehicle is towed
2. Vehicle obstruction of sidewalk	\$25 fine plus any fees incurred by the Association or vehicle owner if the vehicle is towed
3. Architectural Change Violation	\$25/day until application is received and approved by the Architectural Committee members and/or the Board. With exception of grandfathered instances, the Board reserves the right to deny an application and request the removal of any unapproved work. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.
4. Failure to have dog on leash in common area (includes roaming the neighborhood unattended)	One warning, \$25 each occurrence thereafter, and report to Cobb County Animal Control. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.
5. Failure to pick up pet's waste from common area	\$30 each occurrence. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.
6. Failure to maintain Lot and property in accordance to Crest Ridge HOA covenants and Cobb County Code Enforcement guidance	\$30/day after day 20 plus report to Cobb County Code Enforcement. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.
7. Any construction or other project requiring the placement of object outside of the home in excess of 24 hours.	\$25/day. After 20 days report to Cobb County Code Enforcement. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.
8. Overgrown trees and dead branches (No branches below 8 feet)	\$10/week. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.
9. Littering	\$25/fine, each occurrence. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.
10. Special Assessments	PLEASE CONTACT THE HOA BOARD
11. All other violations not identified	Fines will be determined at the Board's discretion. Any fee(s) incurred by the Association to administer the fine will be in addition to the assessment.