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## **FINE SCHEDULE NOTICE TO ALL OWNERS**

Wolf Creek Subdivision is governed by Covenants and Restrictions that each owner who purchases a home in Wolf Creek agrees to abide by as these restrictive documents run with the land. These Covenants and Restrictions (C&R) allow for a **Fine Schedule** so as to have an enforcement mechanism for violations of these rules.

On June 16<sup>th</sup>, 2017 a duly held meeting of the Board of Directors was held of which all voting members of the subdivision were invited to attend in order to update this Fine Schedule and clarify enforcement. The Board of Directors, given the power to do so by Article IV (Enforcement) of the Covenants and Restrictions have set forth the following schedule and rules as follows (with corresponding C&R).

### **Exterior Modifications (Article VII)**

Any exterior modifications to any building or lot must be approved through an Architectural Committee Request. This includes any erection of fences or sheds, changes in color (fixtures, siding, shingles, doors), or any expansion of driveways.

All garage doors must be white and the style of garage doors must remain consistent for each adjoining duplex home. Do not change the colors of your exterior doors without prior ACC approval.

**Applicable Fine: \$100 per day up to \$1,000**

### **Parking on Lawns (Article XIII, Sec. 8)**

Parking on lawns restricts the landscapers from mowing and ruins the grass. Only use designated driveways for parking. **Parking on drainage easements will get your vehicle towed.**

**Applicable Fine: \$100 per occurrence.**

### **Loose/bulk trash places on easement (Article VI)**

The easements are owned by the HOA. No bulk trash is permitted to be placed there **regardless of what Waste Pro says**. Please take all bulk trash off-site and have dumped at the Marpan Facility.

**Applicable Fine: \$100 per day up to \$1,000.**

### **Damaged homes, garages, violation of site restriction (Article XVII)**

Homes that are not kept in a proper state of repair (damaged siding, garage doors or not properly maintained) lower property values for all homes around it. Please make sure to keep the exterior of your home clean and properly maintained).

**Applicable Fine: \$100 plus cost to repairs (if applicable).**

The Covenants and Restrictions are in place and enforced to ensure that your property values rise and so that Wolf Creek continues to be a great place to live. Fine procedures follow applicable state law. If you need a copy of the Covenants and Restrictions or a copy of the Frequently Asked Questions pertaining to this fine schedule please visit [www.mywolfcreekhome.com](http://www.mywolfcreekhome.com).