

# CASCADE MEADOWS HOMEOWNERS ASSOCIATION

## FINE POLICY RESOLUTION

Adopted by the Board of Trustees — 6/19/25

Pursuant to the authority granted in:

- The Declaration of Covenants, Conditions, and Restrictions (CC&Rs) Section I.1.2 Enforcement
- Utah Community Association Act, Utah Code § 57-8a-208

The Board of Trustees of Cascade Meadows Homeowners Association hereby adopts the following Fine Policy:

*(Adopted pursuant to Utah Code § 57-8a-208 and the Cascade Meadows CC&Rs)*

### **Purpose:**

This Fine Policy establishes procedures for notifying Owners of violations of the governing documents and outlines the schedule of fines for non-compliance.

### **Authority:**

This policy is adopted pursuant to:

- Cascade Meadows Declaration of Covenants, Conditions & Restrictions (CC&Rs), Section I.1.2 Enforcement
- Utah Community Association Act, Utah Code § 57-8a-208

### **General Principles:**

- The goal is voluntary compliance.
- Fines are intended to encourage compliance, not to punish.

- The Board reserves the right to seek reimbursement for damages or legal costs in addition to fines.

## Notice of Violation:

Upon observing or receiving a complaint of a violation, the Board or its agent shall:

1. Provide written notice to the Owner:
  - Description of violation
  - Governing document section violated
  - Time allowed to cure the violation (typically 7-14 days unless safety is at risk)
  - Consequences of continued non-compliance, including fines.
  - If the violation is a continuing violation, states a time that is not less than 48 hours after the day on which the board gives the lot owner the written warning by which the lot owner shall cure the violation.

## Fine Schedule:

Violation Type	First Offense	Continuing Violation	Subsequent Offenses
General Violation of CC&Rs, Rules, or Bylaws	Warning Notice	\$50/month fine if not cured	Additional \$100 per occurrence or \$10/day until cured
Landscaping/Exterior Modification without Approval	\$100 fine	\$10/day until corrected or approved	Up to \$250 for willful non-compliance
Nuisance or Safety Hazard	Immediate \$100 fine	\$25/day until resolved	Up to \$500 for severe or repeated violations

*Note: The Board may increase fines for severe or willful CC&R violations or for conduct affecting health, safety, or property values.*

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### **Right to Hearing:**

Owners may request a hearing before the Board within 14 days of receiving a violation notice or fine. The Board will consider the Owner's position and may adjust or waive fines at its discretion.

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### **Collection & Enforcement:**

Unpaid fines shall be treated as assessments subject to lien and collection procedures under the Utah Community Association Act and the CC&Rs.

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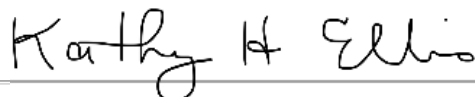
### **Adoption:**

This Fine Policy is adopted by resolution of the Board of Trustees of Cascade Meadows HOA at a duly noticed Board meeting held on 6/19/25.

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President

Kathy Ellis



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Secretary/Treasurer

Tom Banta



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Date June 19, 2025