

The Villages of Garrison Creek Fees and Fines Schedule

***** This document is an initial ROUGH draft and will be revised based on Board/Member input. *****

This document summarizes any additional fines, fees, or costs to be assessed to owners beyond the monthly Association and Phase/Village assessments and existing policy documents:

- Actual costs incurred for liens or collections as stated in the Covenants.
- Assessments as defined in the Covenants Compliance Process.
- Late Fees and Interest as defined in the Delinquent Dues Policy.

The following additional assessments will apply:

1. A fee of \$200 for paper copy or \$100 for electronic documents copy from the public website for issuing a Resales Certificate for any transfer of ownership. This fee should be paid in conjunction with closure and title transfer. Failure of payment with transfer will be assessed when association documents are updated for the new owner.
2. A fee of \$200 for paper copy or \$100 for electronic documents copy from the public website for issuing a Tenant Certificate (consistent with a Resales Certificate) for any change of tenant for any house rental of any duration.
3. Failure to provide a lease agreement, of any duration, and request a Tenant Certificate will be subject to the Covenants Compliance Process and penalty fees documented therein.
4. After two warnings per lot, any violation of the Parking Policy a fine of \$25, or higher consistent with current fines of College Place, will be assessed for each violation. This assessment will apply to the owner for any owner, guest, or tenant violation for the lot.
5. Actual cost plus \$25 processing for impounding any impoundment of vehicles as identified in the Parking Policy.
6. Temporary parking permits issued under the parking policy will be free for three days each month and subject to a monthly fee of \$50 after three days.
7. Actual costs for household (non-Commons, private property) Irrigation repairs will be assessed for that home if not paid directly by the owner. Owners will be notified in advance of such repairs when possible, but broken irrigation heads wasting water on shared lines (Villages 1, 2, 5, 6,7, and X) may be repaired without notice as front yard Village landscaping responsibilities.
8. Owners not opting for electronic notifications may be assessed up to \$100 annually for costs to produce and deliver paper copies of notices and documents commencing January 2025.
9. For significant construction approvals beyond expertise of ARC members, owners will be required to use bonded contractors and may be required to obtain professional engineering approval at their expense.
10. Actual repair costs for damage to common property will be assessed to the owner of the occupant, guest, or tenant causing the damage.
11. Actual costs for the Association to remedy a violation of community standards will be assessed to the applicable owner(s).

12. A reasonable fee of may be assessed for producing and providing copies of any Records and/or supervising inspection of records. The fee will typically be \$25 and will be waived for trivial requests. Detailed requests may require a higher fee to be identified in advance.
13. Late fees and interest will apply to any additional assessments.

The intent of fees and fines are not to generate revenue but to assist in ensuring compliance to the Covenants, Bylaws, and Rules of The Villages and to cover administrative expenses for enforcement and records management. In general, any first offense for fines and some fees may be issued a warning or may be forgiven. All fees and fines are considered Individual Assessments; if not paid directly they will be incorporated into the monthly assessment and if delinquent be subject to late fees and interest.

Process

- a) The Covenants and Bylaws take precedent with any conflict in this schedule.
- b) Owners are responsible for all actions of their occupants, guests, and tenants and only the owner will be assessed.
- c) Fines and Fees are due within ten (10) days, within those ten days a hearing with the ARC may be requested and the fine or fee will be suspended pending resolution of the hearing. The hearing may be conducted by telephone.
- d) Fines and Fees may be appealed to the Board within ten (10) days of hearing resolution and the fine or fee will be suspended pending resolution of the ARC hearing. The appeal may be conducted by telephone.
- e) Fines and fees not paid within ten (10) days and not suspended for hearing or appeal shall be added to the Individual Assessment for the next statement due on the first (1st) of the month and be subject to late fees and interest.
- f) All notices and instances of Fees or Fines will be recorded, whether waived or not.
- g) Use of email will be considered notice unless an owner has not opted for electronic notification or a lien must be filed.