

BOARD RESOLUTION
January 27, 2024

In recognition that the Mariners Village Homeowners Association needs a Schedule of Fines and Late Fees; be it resolved that the Board of Directors of said Association hereby creates a Schedule of Fines and Late Fees which may be periodically amended.

Members found in violation of the Restated Declaration of Covenants, Conditions and Restrictions of Mariners Village or any of its governing documents will be given a written or verbal courtesy notice of the violation or continued violation. If the courtesy notice is not effective the processes described in Article 7 of said Declaration will begin. Members will be afforded every due process that is described in said Article 7. If after this process is complete and it is determined by the Board of Directors that the violation is legitimate, the Member will be given the opportunity to sign and notarize an Affidavit of Compliance referencing the violation. If the Member does not sign an Affidavit or continues to violate said Declaration or documents (with or without an Affidavit) a Schedule of Fines and Late Fees will be applied beginning at the point in time the violation began through the point in time the violation has ceased. Unpaid fines and late fees will be turned over to an Attorney.

SCHEDULE OF FINES AND LATE FEES
Revised April 19, 2025

ARCHITECTURAL REVIEW COMMITTEE (ARC) VIOLATIONS:

-First month in violation	\$100
-Second month in violation	\$200
-Third month in violation and each month thereafter in violation	\$300

Repeat offenses of the same infraction will be charged at the third month fine level.

RENTAL OF HOME LESS THAN 30 DAYS:

Rental of a home or portion thereof that violates Article 3, Section 3.8 of the CCR's will have a monthly \$500 fine. After due process is complete per Section 7 of the CCR's legal proceedings for injunctive relief will begin to seek compliance.

BUSINESS OR COMMERCIAL ACTIVITY WITHIN A LOT

Conducting any business or commercial activity within a Lot that violates Article 3, Section 3.1 of the CCR's will have a monthly fine of \$500. After due process is complete per Section 7 of the CCR's legal proceedings for injunctive relief will begin to seek compliance.

PARKING VIOLATIONS:

Pursuant to Article 3, Section 3.3 of the CCR's; Unless otherwise permitted by the Board, no motor vehicle shall be parked or left on any portion of the project other than within a Lot and no offsite parking will be permitted.

- Parking that violates Article 3, Section 3.3 of the CCR's will have a daily fine of \$50.
- Overnight parking on the street will have a daily fine of \$50. Members and their guests may park on the street only a few hours. Notice may be given to the delegate overseeing the RV Lot and vehicles may be parked there.
- Parking of RV's and utility trailers on a Member's Lot will have a daily fine of \$50. Any cleaning or maintenance of a RV or utility trailer can be done inside the RV Lot.
- Improper parking within Common Open Area "C" (RV Lot) per established rules will carry a fine commensurate with daily rates charged by commercial parking facilities.

OTHER FINES OR CHARGES:

- Moving traffic violations per the CCR's are to be fined in the amount commensurate with those imposed under the laws applicable to public streets and highways.
- Legal costs that the Homeowner's Association incurs in order to seek compliance or to collect fines, fees or other charges are the responsibility of the Member and will be included in the balance due.
- Violations that create safety, environmental or health hazards will require immediate correction and may result in significant fines.

OTHER CCR VIOLATIONS NOT SPECIFICALLY NOTED IN THIS SCHEDULE:

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| -First month in violation | \$25 |
| -Second month in violation | \$50 |
| -Third month in violation and each month thereafter in violation | \$100 |
- Repeat offenses of the same infraction will be charged at the third month fine level.

Unpaid fines will be subject to the same fees and interest as shown in Article 6, Section 6.9 of the CCR's.

Reference Oregon Revised Statutes 94.630 (1) (a) and (1) (n). Reference Article 5 Section 5.1, Article 6 and Article 7 of the Restated Declaration of Covenants, Conditions and Restrictions of Mariners Village as recorded in Document Number 2013-012364, Lane County Deeds and Records, Lane County, Oregon.

Revised April 19, 2025 to change ORS reference of 94.630 (1) (n) (B) to 94.630 (1) (n).