

BRIDLE SPRINGS HOMEOWNERS ASSOCIATION

Financial Penalties Resolution Addendum: Commencing Improvements without ARC Approval

Authority: ORS 94.630	Powers of the Association
Bylaws Article 4.7, 6.1	Powers
CC&R Section 10.8, 11.3, 4.23	General Powers and Obligations
CC&R Section 4.25	Specific Powers and Duties
CC&R Article 6	ARC Powers and Obligations

The Board of Directors adopts this Resolution Addendum to implement provisions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) by adding the following policy to the Financial Penalties Resolution adopted June 24th 2010 in order to provide incentive for members to prevent violations of Article 6 of the CC&Rs.

1. In accordance with CC&R ¶6.1, no improvement shall be commenced, erected, placed or altered on any lot until the construction plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been submitted to and approved in writing by the ARC (Architectural Review Committee).
2. If any owner commences, erects, places, or alters an improvement on their lot, prior to submitting an Architectural Review Committee application and receiving an approval in writing from the ARC on that application, then a fine of \$250 will be levied against the owner. This fine will be levied against all such offenses, and shall not be mitigated by subsequent retroactive submittal to the ARC regardless of outcome. This fine shall in no way limit the Association's directives for remedy or abatement of unapproved improvements in accordance with CC&R ¶6.10 and ¶6.11.
3. The management of Bridle Springs HOA shall send a written note to the owner of the lot in violation to the address on file and shall notify the lot owner of the fine and, in accordance with CC&R ¶6.10, request that an Architectural Review Application be submitted and request that any modifications to the lot cease until the Architectural Review Committee renders a decision on the improvement. The notice will also advise the owner(s) that they may request a hearing with the Board of Directors to dispute the circumstances of the alleged violation or request mitigation of the enforcement action. If a hearing is requested, it shall be held at the next Board of Directors meeting or at a mutually agreeable date within thirty (30) days, and the enforcement action shall be deferred until after the hearing. The Board shall hear testimony from the owner(s) and any other affected party and shall take the case under advisement. The Board shall have sole authority to render a reasonable decision which shall occur not later than 10 days after the hearing date.

Adopted 12-1-16