

**RIM VILLAGE HOMEOWNERS ASSOCIATION
P.O. Box 1583, Moab, Utah 84532**



Policy Statement

Currently, the HOA pays approximately \$25.00 for each hour that is spent cleaning up animal waste, patio/patio garden clean up, and exterior repairs for damage caused by improperly installed or unapproved exterior apparatus installation, as well as, common area damage/misuse, or researching and drafting letters to owners who are not in CC&R compliance. If it becomes necessary to notify, clean up or repair your area, a special assessment equaling the cost of said notification, clean up or repair will be assessed against your unit. If the assessment remains unpaid after thirty-days (30), a second notice will be sent to you and an additional surcharge will be added. If you do not pay the assessment within sixty-days (60) of the date on the original notice, an additional surcharge will be added, as well as, a lien in favor of the HOA will be placed against your unit. **Please note the fines are assessed individually and multiple fines may apply.**

Fine Schedule

The CC&Rs governing the Association provides for the Board’s ability to initiate and implement policies to assist with the governance of Rim Village: CC&Rs - 4.2, 4.3

Date of original notice: _____ **2nd Notice** _____ **3rd Notice** _____

It has come to the Board’s attention that you or your guests/tenants are in violation of:

- Pet violation – too many pets, clean up of pet waste: CC&Rs – 9.7
- Nightly Rental Violation – Rental in excess of 8 guests: CC&Rs – 9.2
- Patio/Patio Garden Violation – Maintenance/garden violation: CC&Rs – 9.11
- Exterior Apparatus Violation – Non-approved Satellite Dish, Artwork, or Signage: CC&Rs - 9.8, 9.12, 9.15, and 15.2
- Parking violation - Non-approved vehicle/equipment in driveway or guest parking. CC&Rs - 9.3, 9.4, 9.5, and 9.16
- Common area violation – misuse or vandalism of common area/pool/spa/gate code: CC&Rs 4.3, multiple fines may apply:
 - Consuming alcohol in swimming pool/spa area
 - Using swimming pool/spa after hours
 - Allowing guests use of the pool/spa after hours
 - Illegal or lewd conduct in the pool/spa
 - Providing pool/spa access code to an unauthorized guest
 - Vandalism

Violation Fine Schedule:

	<u>First Notice</u>	<u>30-Day Notice</u>	<u>60-Day Notice</u>
Nightly Rental	<input type="checkbox"/> \$100	<input type="checkbox"/> \$250	<input type="checkbox"/> \$500
Common Area/Pool/Spa	<input type="checkbox"/> \$100	<input type="checkbox"/> \$250	<input type="checkbox"/> \$500
Pet/Patio/Parking/Exterior Apparatus	<input type="checkbox"/> \$35	<input type="checkbox"/> \$50	<input type="checkbox"/> \$100

We sincerely hope that sanctions do not become necessary. Thank you for your prompt and considered response to this notice. Attached is an invoice for your reference.

Sincerely,
Board of Trustees
Rim Village Homeowners Association