

Prado Valley One  
Homeowners Association

Santa California City Subdivision Units 14 & 15

EXHIBIT "D"  
Fees, Fines, and Penalties

1. **INTRODUCTION:**

This Exhibit defines HOA guidance on HOA fees, fines, and penalties.

2. **PURPOSE:**

Fees established by the HOA include membership dues and assessments deemed necessary to maintain and improve the roads leading to and within Units 14 and 15 of the Santa California Subdivision, enforce the covenants of the Subdivision, and meet administrative costs for the Board and its subcommittees. Dues are assessed yearly and serve as the basis of the HOA's budget.

Fines and penalties for HOA violations are to discourage violations of Prado Valley One HOA rules.

Maintain a safe, secure, and positive outcome for all the HOA residents.

3. **HEALTH, SAFETY, AND/OR ILLEGAL ACTIVITIES:**

If a health, safety hazard and/or illegal activity has occurred the HOA will notify the appropriate government agencies.

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4. **PRADO VALLEY ONE HOA COVENANTS VIOLATION FINES AND PENALTIES:**

If the HOA identifies a HOA Covenant violation, the HOA will initiate a written notice to the property owner. If the infraction is not resolved as requested in the written notice the following fines may be imposed.

Infraction	Fine or Penalties
Construction without written ACC approval	\$100.00 /month until resolved
Construction without a required County/State permit	\$100.00 / month until resolved
Unapproved vehicle, temporary housing, RV, storage building, or any other unapproved unit	\$200.00 / month until resolved
Late membership payment	\$25.00 / year
Membership payment 2 years past due	Property lien filed with Rio Arriba, Unpaid membership + late fees + county filing fee
Membership payment 2 years plus 90 days past due	Property foreclosure
General CC&R rule violations not limited to visible trash and waste, excessive noise, parking on roads, etc.	\$50.00 fine /month until resolved

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5. **ANNUAL DUES STRUCTURE:**

- Base rate per member
- Per year-round driver
- Per year cottage industry
- Per month per part time driver/renter
- Per year for major construction (dwelling)
- Per year assessments in arrears