

Cedar Falls Homeowners Association Fines

In accordance with Cedar Falls 'Declaration of Covenants and Restrictions (DCR)' Article 7, the Board of Directors of Cedar Falls HOA approved the following fines. Please see below.

This action has become necessary to ensure the HOA continues to adhere to the DCR and the Board of Directors meets its obligations. Unfortunately, landscaping, signage, and unauthorized tree removal has necessitated this action.

New DCR Fine Schedule:

- The Board of Directors will notify homeowner violating DCR and provide them with 30 days' notice to correct DCR infraction.
Fine Schedule: 0-30 days // \$0.00.
- In the event the DCR violation is not corrected within 30 days of the notification, a \$500 (five hundred dollar) fine will be levied on the homeowner's property.
 - 30-60 days // \$500.00.
- If not corrected within an additional 30 days a fine of \$1,000 (one thousand) fine will be added to the existing fine to be levied on the homeowners property.

- 60-90 days // \$1,500.00.
- If not corrected within an additional 30 days a fine of \$1,500 (one thousand five hundred) will be added to the existing fine to be levied on the homeowner's property.
 - 90-120 days // \$3,000.00 plus legal fees as a lien will be placed on the homeowner's property.

Example: Date of infraction – 1 March – homeowner notified – 30 days

- No action taken to correct infraction – 1 April - \$500 fine (\$500.00 owed)
- No action taken to correct infraction – 1 May - \$1,000 fine (\$1,500 owed)
- No action taken to correct infraction – 1 June - \$1,500 fine, plus legal fees and a lien placed on homeowners' property (\$3,000.00 plus legal fees to file the lien)

Specific fines:

Article 10

BUILDING AND IMPROVEMENT RESTRICTIONS

Homeowner clear cuts their lot - \$10,000 fine. If not paid within 90 days, then a lien will be placed on the property. Homeowner will also be responsible for legal fees.

Homeowner does not obtain 'Advisory Committee' approval to remove trees. The homeowner will be assessed \$500 (five hundred) fine for each tree removed without authorization. If not paid within 90 days of notification, then a lien will be placed on the property. Homeowner will also be responsible for legal fees.

Note: The Board is not saying you can't remove trees, it is saying they must be approved as outlined in the DCR. Removing trees to ensure you have a view is not a reason for removal. The Board believes Cedar Falls Homeowners do not want all the trees removed within the Cedar Falls Homeowners Association. Communication with the Board is key to ensure approval is granted prior to the removal of any trees.

Cedar Falls

Declaration of Covenants and Restrictions

Article 7

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

SECTION 1. POWERS. The Board of Directors shall have the power to:

(a) adopt and publish rules and regulations governing use of the Common Area and facilities, the personal conduct of the members and their guests thereon, and to establish penalties, including the imposition of monetary fines, for the infraction thereof and for the infraction or violation of provisions of the Covenants and Restrictions and these Bylaws. Upon the adoption of any such penalties or monetary fines, the Board shall take

reasonable measures to post, publish or disseminate the schedule of penalties and fines to the membership; (Amended 9/22/2018)

Article 10
BUILDING AND IMPROVEMENT RESTRICTIONS

DCR paragraph 20:

20. TREES. All tree removal must be approved by the Advisory Committee as part of the site plan. Tree removal at any time (seven inch diameter or greater) requires approval of the Advisory Committee.

Another issue, is HOA dues. HOA dues are to be paid during the months of January and July. You have 30 days to get your payment to the CPA. The money must be received by the CPA on or before the last day of the month for which the payment is due. Writing a check on the 15th and mailing it on the 30th of the month leads to the payment being late, and therefore homeowners will be assessed a late payment fee. In accordance with the DCR a 10 percent late penalty fee is assessed on 1 February/1 August. If not paid by 1 March/1 September then an additional \$75.00 late fee is assessed in accordance with the DCR. Each month thereafter an additional 10 percent late cumulative penalty is accrued. If the homeowner has not paid by month seven then a lien will be placed on the homeowner's

property. The homeowner will be responsible for the HOA dues plus legal fees. It should be noted that a large majority of homeowners pay on time, but we have a few who do not. This results in additional CPA fees and Treasurer (volunteer) to obtain these owed funds. HOA dues must be paid on time to ensure the HOA can meet HOA financial obligations.

It is critical homeowners engage the Board to ensure their thoughts are known. If homeowners want to change the DCR then please make your thoughts known to the Board. The Board is made up of volunteer Cedar Falls property owners.