

**PROCEDURES AND FINE SCHEDULE
FOR
VIOLATIONS OF THE RANCH PLACE
AMENDED AND RESTATED COVENANTS, CONDITIONS AND RESTRICTIONS**

EFFECTIVE JUNE 7, 2006

1. Any member of the Ranch Place Homeowners Association, Inc. ("HOA") may notify the Board of Trustees (the "Board") of a violation (the "Violation") of the Amended and Restated Covenants, Conditions, and Restrictions for Ranch Place Subdivision ("CC&Rs") by an owner or occupant of a lot within Ranch Place (the "Non-Conforming Resident"). In the alternative, a member of the Board may identify a Violation.

2. The Board shall verify each alleged Violation identified by a member of the HOA. After verification of a Violation by the Board, a member of the Board or their representative will contact the Non-Conforming Resident either in person, by telephone or written notice (the "First Notice"). The Non-Conforming Resident shall have fourteen (14) days from the date of the First Notice to either respond with their intentions regarding correction of the violation or to correct the Violation without penalty.

3. If the Violation is not corrected nor the requirements listed in paragraph 2 are not met within fourteen (14) days of the date of the First Notice, a fine in the amount set forth in the attached Fine Schedule will be imposed. At that time, the Board will send a written second notice of the Violation to the Non-Conforming Resident by certified mail (the "Second Notice").

4. If the Violation is not corrected within fourteen (14) days of the date of the Second Notice, an additional fine in the amount set forth in the attached Fine Schedule will be imposed.

5. Thereafter, the Board will send the Non-Conforming Resident a monthly notice of the ongoing Violation. On the last day of each month, an additional fine in the amount set forth in the attached Fine Schedule will be imposed. In addition after approximately 60 days if arrangements to pay the fines have not been made, the Board will have a lien placed on the Non-Conforming Resident's lot in Ranch Place to secure payment of the fines.

6. The monthly fine will escalate, in accordance with the fines set forth on the Fine Schedule, if the Violation is not corrected.

7. Any owner or occupant in Ranch Place who violates the same provision of the CC&Rs a second time within a twelve (12) month period of the date on which the first violation was cured will enter this notice and fine process at the point whether the prior Violation was cured. For example, assume an owner violates the provision of the CC&Rs regarding the placement of garbage cans, receives a First Notice and cures the Violation at that point. If the owner violates the same provision within a twelve-month period of curing the Violation the first time, the Board will not start the process from the beginning with a First Notice, but will resume the process from the point at which the Owner cured the prior default (i.e., the Second Notice).

8. The above rules, guidelines and associated Fine Schedule can be modified by the Board from time to time at the Board's sole discretion.

RANCH PLACE HOMEOWNERS ASSOCIATION

VIOLATION FINE SCHEDULE

EFFECTIVE JUNE 7, 2006

Violation	Fine 14 Days After First Notice*	Fine 14 Days After Written Second Notice*	Fine at End of the Subsequent Month*	Fine at End of Each Subsequent Month Thereafter*
Any Section of Article IV, except for Subsections (ii), (iii), (v) and (viii) of Section 4.13	\$20	\$30	\$60	\$120
Section 4.13(ii) – Storage of Construction Equipment or Inoperable Motor Vehicles	\$50	\$75	\$150	\$300
Section 4.13(iii) – Parking of Recreational Vehicles or Equipment	\$50	\$75	\$150	\$300
Section 4.13(v) – Accumulations of Construction Debris or Waste	\$50	\$75	\$150	\$300
Section 4.13(viii) – Storage or Accumulation of Any Material, Vehicle or Equipment	\$50	\$75	\$150	\$300
Any Section of Article V (Architectural Restrictions on Improvements)	\$20	\$30	\$60	\$120
Any Section of Article VII (Landscape Standards)	\$20	\$30	\$60	\$120
Any Section of Article IX (Owners Maintenance Obligations)	\$50	\$75	\$150	\$300

* All fines will be subject to the Home Owners written intent to correct the violation submitted to and approved by the Board