

The Knolls Estates PUD
2024 Schedule of Fines and Late Fees
(Approved 2-21-24)

1. Late Fee: \$10.00: Insufficient Funds: \$25 Per Returned Check/Electronic. Transfer All PUD fees, water bills and other fines, fees or charges need to be received and deposited by the end of each month. Late payments will be charged a \$10.00 late fee. If you live out-of-state or out-of-the-country, and require additional time to get a payment to us, please advise us in one month in advance so that the Board can consider allowing you a variance for the timing of your payment. If you are experiencing financial problems and know that you are going to miss payments or be late, please also contact the Board so that we can work out a payment schedule that limits the amount of late fees you will be charged. The Association will charge owners a twenty-five-dollar fee for each insufficient check that is returned unpaid by the Owner's bank.

2. Unapproved Rental of Home: Rental or Leased Homes not allowed.

First Month in Violations	\$100.00
Second Month in Violation	\$250.00
3rd, 4th, etc. Month in Violation	\$500.00 (per month)

All homes within Knolls Estates are designed as single family and owner occupied. Rentals may be allowed under certain limited circumstances, but a variance for renting must be preapproved by the Board of Directors. If you rent your property without the preapproval of the Board of Directors, you will be fined until the problem is corrected.

Repeat offences of the same infraction will begin at the third Month fine level.

3. Extended RV Parking CC&R Violations:

1st Month in Violation	\$50.00
2nd Month in Violation	\$100.00
3rd, 4th, etc. Month in Violation	\$150.00

RV Parking is authorized no longer than 48 hours (2 days) Prohibited recreational vehicle parking is a common violation. A Board Member may grant a few extra days (per occurrence) if the valid request is made by the owner prior to parking the RV within the PUD.

Repeat offences of the same infraction will begin at the Second Month fine level.

4. Other CC&R & Bylaw Violations:

1st Month in Violation	\$25.00
2nd Month in Violation	\$50.00
3rd, 4th, etc. Month in Violation	\$100.00

The most common CC&R and Bylaws violation is a failure to keep vacant lots mowed which increases fire danger as well as being unattractive. Failure to complete or maintain landscaping, and using empty lots as trash sites is an example of common violations. If you are in violation, you will be notified in writing of your violation and given 10 days from the date of the written notice to correct the violation before the fine begins. Owners are responsible for violations or damage caused by the actions of all guests or contractors. The Board of Directors may grant additional time to correct certain CC&R or Bylaws violations if a valid written request for additional time is made by the owner.

Repeat offences of the same infraction will begin at the Second Month fine level.

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5. Other Fines or Charges, but not limited to;

Traffic violations per the CC&Rs are to be fined in an amount consistent with those imposed under the laws applicable to public streets and highways.

Legal costs that the Homeowner's Association incurs in order to collect dues, fines, fees or other charges are the responsibility of the home or lot owner, and will be included in the balance due.

If the Association is forced to pay to correct a CC&R violation, i.e.: lawn care, the owner will be charged for the cost of these corrections, repairs or modifications.

Violations that create safety, environmental or health hazards will require immediate correction and may result in significant fines.

Continued to be late on assessments sent to homeowners monthly. These must be kept current or Board of Directors can use their powers to collect above and beyond the fining schedule.

A 9% finance charge on unpaid balances may be charged once per year.