

The Knolls Estates PUD
2025 Schedule of Fines and Late Fees
(Approved 2-19-25)

Our rules & regulations and schedule of fines and late fees are in place and exist in order to protect our safety, the property values, and allow all owners to peacefully enjoy their homes. As owner occupants, our hope is that each homeowner will be considerate of the needs and desires of their neighbors; as well as consult with neighbors about anything that might impact the other owners. Pleasant Communications with your neighbors are the most effective means of preventing conflicts and ensuring that the Association's Rules and Regulations are adhered to by each lot owner.

The rules and regulations are primarily based upon our existing Covenants, Conditions and Restrictions (CC&Rs & Bylaws) and do not contradict the CC&Rs. In most cases the rules clarify, strengthen and clarify the CC&Rs & Bylaws. As such, the Rules & Regulations and the schedule of fines and late fees shall remain in effect until superseded by the approval of new Rules & Regulations and schedule of fines and late fees by the Board at a future date. These also can reflect current updated laws, and from the current cc&r's and Bylaws.

We suggest that you review your copy of the Knolls Estates PUD (CC&Rs & Bylaws & Schedule of Fines)-the current document for a global explanation of all the rules and restrictions, which you were to receive and acknowledge as part of your escrow closing package when you purchased your property. They can also be viewed on the Knolls Estates website: www.knollsestates.com. Current 2025 and beyond of state & federal laws can at times supersede the current documents.

The Oregon Revised Statutes (ORS) mandate that the Knolls Estates Board of Directors is "obligated to enforce and ensure" that each homeowner within the Knolls Estates Owners Association complies with the current ORS, the existing Covenants, Conditions and Restrictions (CC&Rs & Bylaws), and the current Rules and Regulations. Although our Fine Schedule lists the most common types of violations, be aware that the Board of Directors can impose fines for any violation within the CC&Rs & Bylaws, as well as develop Rules and Regulations addendums to cover new problems within the Knolls Estates Planned Unit Development (PUD) as they arise. As stated above, the preference and desires of the Board is to allow all association owners (as a whole) to peacefully enjoy their homes by maintaining compliance to the Rules and Regulations; hopefully without imposing fines to anyone.

Therefore, except in cases where violations pose immediate nuisance, and/or health or safety hazards, you will receive an Advanced Violation Notice of the violation(s) and will be given adequate time to come back into compliance with the ORS, CC&Rs & Bylaws, and/or the Rules and Regulations before the fining process is imposed.

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.

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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 and Rules & Regulations Violations: But not limited to;

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, Bylaws & Rules & Regulation (as many others listed in the CC&R's, Bylaws and Rules & Regulations) 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, Bylaws or rules and regulation 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.

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.

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If the Association is forced to pay to correct a CC&R, bylaws or from the Rules & Regulation 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 per year.

CC&R's, Bylaws, Rules & Regulations and Schedule of Fines are provided on Knolls Estates Website.