

## Violations and Schedules of Fines Exhibit A Resolution 111c

Violations Needing Immediate Attention	Courtesy / Warning Notice	First Offense	Repeat / Continued Offenses (in addition to the 1st fine)
<b>Animals</b>			
Failure to control pets that become a nuisance, harass or chase wildlife or disturb the peace.	Warning	\$100	\$200
Letting pets loose or off leash pets within Suncadia. Not properly picking up or disposing of pet droppings.	Warning	\$50	\$100
<b>Discharging of weapons or fireworks</b>			
Firearms (including air guns) or fireworks may not be discharged within Suncadia.	Warning	\$500	\$1,000
<b>Noise Disturbance</b>			
Violation of quiet hours (10 pm to 7 am) ( Charged per home not occupant)	Warning	\$250	\$500
At any time, creating any loud, unpleasant, or raucous noise, which unreasonably disturbs the peace, and comfort of others. I.e. Playing amplified or otherwise loud music and voice amplification either live or recorded; yelling or shouting at a continuous loud level of sound; allowing pets to bark, howl for extended periods.	Warning	\$150	\$250
Installing Wind Chimes or similar item that can be heard by other residents or from the common areas.	Warning	Removal	\$100
<b>Offensive or Unlawful Activities</b>			
Carrying on noxious or offensive activities or placing on any Unit something which interferes with or jeopardizes the enjoyment of other Units or the Common Areas, or which is a source of annoyance to residents.	Warning	\$250	\$500
<b>Open Burning Fires</b>			
Burning charcoal or having an open fire except for gas BBQ's and approved gas fire pits. (Charged per home not occupant)	\$500	\$500	\$1,000
<b>Prohibited Vehicles</b>			
Operating of snowmobiles and other off road vehicles within the Residential Areas. Snowmobiles and ATVs must remain on trailers at all times when in Suncadia or Tumble Creek. No motorized vehicles are allowed on paths, trails, or in open spaces. Only licensed vehicles are allowed on roadways <b>with the exception of Golf Carts in Tumble Creek</b>	Warning	\$250	\$500
<b>Solicitation/ Door to Door Promotion</b>			
Door to door selling or promotion of any item, including handbills, literature or advertisement. The wearing or displaying of any advertisement i.e. sandwich boards.	Warning	\$250	\$500
<b>Solid Waste/ Discarding of Trash</b>			
Discarding, dumping, burying, burning or other improper disposal of garbage, trash or litter in Suncadia.	Warning (& Possible clean up at Owner's expense).	\$250	\$500
<b>Speeding</b>			
Speeding and/or reckless driving	Warning	\$100	\$250
<b>Temporary Living Accommodations</b>			
Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings nor any uncompleted building shall be used on any Unit at any time as a residence either temporarily or permanently. Erecting tents and/or camping equipment upon residential property is not allowed.	Warning	\$50	\$250
<b>Trees and Vegetation</b>			
<ul style="list-style-type: none"> <li>• The removal of any tree that has a diameter greater than 4 inches, as measured 4 feet above grade, or any shrub measuring greater than 5 feet in height on private property, must be approved in advance by the DRC.</li> <li>• Any cutting, pruning or clearing of trees, shrubs or vegetation within the Conservation Easement Open Spaces without prior explicit written permission of the DRC is considered trespass and civil or criminal penalties may apply.</li> <li>• Periodic thinning and grooming may occur based upon the Firewise Program or such other written plan as approved by the DRC. All thinning, grooming, fire fuel reduction and down tree removal must be accomplished by hand (chainsaws are not permitted except by a licensed and insured contractor).</li> <li>• Any tree designated as a Wildlife Tree, as marked by a card attached to the tree, may only be removed with the approval of both the Declarant and the DRC.</li> <li>• Removal of any trees and/or shrubs of the above-mentioned size or type without DRC approval will result in a fine per tree/shrub and/or additional tree/shrub mitigation as specified by the DRC. The DRC reserves the right to periodically adjust fines for unapproved tree/shrub removal.</li> </ul>	Up to \$2500 and replacement of tree with one of similar size	Up to \$5000 and replacement of tree with one of similar size	Up to \$7500 and replacement of tree with one of similar size

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<b>Wildlife Protection</b>			
The capturing, harassing, trapping, injuring, or killing of wildlife within the Residential Areas is expressly prohibited, except when reasonably necessary to avoid an imminent threat of personal injury or death to any person or except when reasonably necessary to protect property from damage by rodents or other pests and then only to the extent permissible under applicable laws. The chasing, injuring and killing of wildlife within the Residential Areas by pets is also expressly forbidden.	Warning, possible fine and possible notification to appropriate governmental authority.	\$500	\$1,000
<b>Abandoned Vehicles</b>			
Parking of stripped down, partially wrecked, inoperative or junk motor vehicles on any Unit or Common Area.	Warning	\$250	\$500
<b>Address Markers</b>			
Installing or maintaining an address marker not in compliance with DRC guideline.	Warning	\$50	\$75
Not installing an approved address marker prior to occupancy.	Warning	\$50	\$75
<b>Animals</b>			
Raising, breeding or keeping an animal of any kind except dogs, cats and such other household pets as may be approved by the Board, and then only provided they are not kept, bred or maintained for any commercial purposes.	Warning	\$100	\$500
<b>Completion of Construction/Landscaping</b>			
Not completing the construction of any building of any Unit, including painting and all exterior finish or <b>driveway paving</b> within twelve (12) months from the beginning of construction without written approval for an extension which has been granted by the DRC.	Warning	\$100/ mo	\$250/mo after 3 months
Not completing landscaping within ten (10) months from the date occupancy of the Unit constructed thereon is approved by the applicable Governmental Authority. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval of the Design Review Committee.	Warning	\$100/ mo	\$250/mo after 3 months
Construction, landscaping, painting and exterior improvements or revisions being conducted without written approval from the Design Review Committee.	Warning	\$2,500	\$3,500
<b>Exterior Lighting</b>			
All exterior lighting not preapproved by the DRC or use of non dark sky compliant bulbs	Warning	\$25 per week	\$50 per week after 6 weeks
<b>Holiday or Other Outdoor Decorations</b>			
Using holiday decorations not in accordance with current Holiday lights resolution	Warning	\$25 per week	\$50 per week after 6 weeks
<b>Landscape &amp; Irrigation</b>			
Exceeding the maximum area of approved irrigation	Warning	\$100	\$150
Installation of an above ground irrigation system as a permanent system.	Warning	\$25	\$25
Mowing of native areas outside of the 2 times allowed per year. Mowing is allowed once in the Fall after October 1st and once in the Spring before June 15th. Failure to preserve the natural landscaping look by mowing native area or mowing areas visible from roadways. Excluded from this restriction is the 15' Fire Free Zone measured from the building eaves.	Warning	\$150/ mow	\$200/ mow after 6 mows
Failure to maintain individual unit grounds and structure in a clean, attractive and good repair.	Warning	\$250	\$400
<b>Outside Storage</b>			
Failure to maintain an interior solid waste disposal enclosure. Exceptions can be grandfathered. Garbage cans are not permitted outside of this enclosure except for removal by Waste Management Staff or on trash collection day.	Warning	\$25	\$50
After any allowed construction period, placing storage areas, machinery and equipment upon any Unit, unless obscured from view of neighboring property and streets by an appropriate screen or enclosure approved by the DRC.	Warning	\$25 per week	\$50 per week after 6 weeks
Using tarps and covers except as otherwise provided in the Design Review Guidelines. Tarps and furniture covers must be earth tones and blend in with the environment.	Warning	\$250	\$500 after 6 weeks
Landscaping for each Unit shall be in compliance with forest fuels management and fire prevention practices as outlined in the currently published Firewise guidelines	Warning	\$500	\$1000 per month

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<b>Parking</b>			
No parking over or on any vegetation. No overnight street parking. No Contractor street parking except for deliveries. No parking on unimproved lots. Parking is permitted only in driveways, auto courts or parking lots. Note: Special parking permits will be issued for special needs or events. Homeowners are responsible for notifying their guests of parking policy. Fines will be assessed by property not by individual vehicle.	Warning	\$50	\$100/ Possible Towing
Constructing a gravel or paved areas built along the street edge or within the road right of way	Warning	\$200	Removal by Association at Owners Expense or Blocking of access
<b>Paths and Trails</b>			
Creating paths or trails within the Residential Areas without prior written approval from the Design Review Committee. Pathways may not be built within the golf course buffer to connect a residence to a golf course or golf cart path.	Warning	\$250	\$250
<b>Prohibited Vehicles</b>			
No mobile home, recreational vehicle (including campers), snowmobiles, all terrain vehicles, dirt bikes and other vehicles designed primarily for off-road use, commercial vehicles, any vehicles exceeding 9,000 pounds in gross vehicle weight, any trailer of any kind, any truck with a rated load capacity greater than one ton, or any boat, shall be kept, placed, maintained or parked for more than 48 hours in any 30 day period on any Unit or Common Area except in enclosed garages approved by the Design Review Committee, areas designated by the Board, or screened from view in a manner approved by the Design Review Committee.	Warning	\$50 per day after 48 hours	Towing
<b>Residential Use</b>			
Using a unit for non-residential purposes. Except with the consent of the Board, no trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any Unit, nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade, service or business be kept or stored on any Unit. Nothing in this paragraph shall be deemed to prohibit (a) activities relating to the rental or sale of Units, (b) the right of Declarant or any contractor or homebuilder to construct Improvements on any Unit, to store construction materials and equipment on such Units in the normal course of construction, and to use any Unit as a sales or rental office or model home or apartment for purposes of sales or rental in Suncadia, and (c) the right of the Owner of a Unit to maintain his professional personal library, keep his personal business or professional records or accounts, handle his personal business or professional telephone calls or confer with business or professional associates, clients or customers, in his Unit The Board shall not approve commercial activities otherwise prohibited by this paragraph unless the Board determines that only normal residential activities would be observable outside of the Unit and that the activities would not be in violation of applicable governmental ordinances.	Warning	\$100	\$250
<b>Satellite Dishes/Hot Tubs/Outdoor Art</b>			
Installing a hot tub, hot tub / pool equipment room, satellite dish or outdoor art in a location visible from the street, golf course and adjacent properties which is not adequately screened with approved fencing or landscaping. Satellite dishes may be painted to blend in with the environment.	Warning	\$500	\$1000 after 6 weeks
<b>Signage</b>			
Placing signs in conflict with Resolution 113a. Except outdoor political yard signs no larger than 15 square feet, which are permitted per State law:( <a href="#">RCW 64.38.034</a> ), which may be placed by the owner or resident, one per candidate, before any primary or general election.	Warning & Immediate Removal	\$200 & Immediate Removal	\$300 & Immediate Removal
<b>Solid Waste</b>			
Not removing garbage and litter left on a regular basis so that it becomes unsightly, odorous or a nuisance.	Warning	\$250	\$250
<b>Structures Permitted</b>			
Erecting or maintaining any structure except structures containing residential dwellings and structures approved by the Design Review Committee. Tree houses and playhouses must be approved by the DRC.	Warning	\$2,500	Removal
<b>Wood Burning Fireplaces and Stoves</b>			
Use of Wood burning fireplaces and stoves within a residence in the residential areas.	Warning	\$500	\$1,000