

Pine Tree Ranch Homeowner's Association
P.O. Box 10791
Reno, Nevada 89510

Fine Schedule
Effective September 1, 2001

1. A warning notice of non-compliance will be sent to the owner (and tenant, if applicable). This notice will outline the violation and give you thirty days to correct or respond. You will have the right to appeal the notice of noncompliance, in writing, by asking for a hearing before the Board of Directors of the Association.
2. If the violation is not corrected within thirty days of delivery of the warning notice, and the owner has not requested a hearing, the Board shall impose a fine, either \$50.00 or \$100.00, commensurate with the severity of the violation, and give notice of the imposition of such fine.
3. If the fine is not paid and violation is not corrected within fourteen days of delivery of the notice of the fine, the Board may assess additional fines of \$100.00 commensurate with the severity, for each 7-day period or portion thereof, daily, as long as the total of all the fines does not exceed \$500.00 for any one violation. If the fine is not paid, the Board shall serve a notice of assessments of lien for the amount outstanding as fined. If the fine is paid, but the violation not corrected within the time frames provided, the violation shall be deemed a continuing violation and additional fines may be imposed without notice and without an opportunity to be heard as allowed by NRS 116.31031,
4. If the violation is not corrected and the fines are not paid in full within thirty days of providing delivery of notice of assessments of lien, the Board may then proceed with any remedy allowed under applicable law, including, but not limited to, foreclosure of the assessment if the violation is the type that threatens the health, safety, and welfare of the residents of Pine Tree Ranch or filing an action in an appropriate court.
5. Any repeated violation of the same nature within a one-year period from the date of the first warning letter may subject the property owner to the immediate imposition of further fines at the discretion of the Board. These additional fines may be imposed without notice and without an opportunity to be heard as allowed by NRS 116,30131.