

THE RIDGES HOMEOWNERS ASSOCIATION POLICY AND PROCEDURE FOR COVENANT VIOLATIONS

Pursuant to the Declaration of Covenants, Conditions, Restrictions, and Easements of The Ridges, a Subdivision in Douglas County, Nebraska (the "Covenants"), the Board of The Ridges Homeowners Association ("RHOA") has adopted the following procedure effective as of September 1, 2008 to address violations of the Covenants by members of the RHOA.

1. All members of the RHOA are expected to fully comply with the Covenants and promptly resolve and correct all violations of the Covenants after receiving notice.
2. All complaints relating to violations of the Covenants shall be promptly presented to the Property Manager for the RHOA.
3. The Property Manager for the RHOA shall be responsible for addressing all Covenant violations. This responsibility includes issuing all appropriate notices and imposing fines as directed by the RHOA Board of Directors.
4. Any member of the RHOA believed to be in violation of the Covenants shall receive a written notification containing the following information:
 - A statement of the particular act or omission deemed to be in violation of the Covenants.
 - A deadline to correct the Covenant violation or to contact the Property Manager to discuss a resolution. This deadline shall provide the member at least two (2) business days to resolve the issue.
 - The member shall be advised that a failure to timely respond to the notice shall result in the imposition of a daily fine against the homeowner in an amount to be determined by the RHOA based on the nature and severity of the violation.
 - The fine shall be assessed for each day the member fails to comply after the deadline expires in the notice.
5. The amount of the fine imposed against the member and the determination of whether corrective action by the member is sufficient shall be subject to the complete discretion of the RHOA Board.
6. Any fine imposed pursuant to this Policy and Procedure shall be treated as a charge and/or assessment under the Covenants and shall be enforceable by placing a lien upon the Subdivision Lot which is the subject of the Covenant violation.

Updated by The Ridges Board of Directors on August 14, 2014.

RHOA Fine Guidelines for Covenant Violations

Minor Violation Fine: \$10/day 1st week, \$20/day 2nd week, \$30/day 3rd week, etc.

1) Trash cans, recyclables, yard waste or other debris left out on any day other than designated pick-up days, which are Monday or Friday only.

Comply within two (2) days.

2) Unapproved yard signs, banners, including political, contractor, issue, sports team, etc.

Comply within two (2) days.

3) Nuisance objects left out, such as lawn or sport equipment, (roll-away basketball goals may not be left in the street when not in use or overnight, and basketball goals may NOT be permanently installed in the right-of-way).

Comply within two (2) days.

4) Trailers, RVs, boats, campers, etc, may not be in the driveway or in front of a home more than three (3) days in a given month.

Comply within two (2) day.

5) Unkempt/untidy properties, such as overgrown lawns or lots, weedy beds, dead shrubs or trees, homes in need of maintenance/repair, such as paint, rotting windows, etc.

Lawns & beds – comply within one (1) week.

Dead shrubs – comply within two (2) weeks.

Dead trees – comply within thirty (30) days.

Home maintenance/repair – comply within sixty (60) days with submittal of Design Approval Application.

Major Violations Fine: \$50/day 1st week, \$75/day 2nd week, \$100/day 3rd week, etc.

6) Failure to submit Design Approval Application before beginning a home or landscape improvement project.

Cease all work and submit Design Approval Application within one (1) week.

7) Home Businesses

Cease and comply within thirty (30) days.

Updated and approved by RHOA Board of Directors August 14, 2014.