

Turtleback Mountain Resort

1. Fines

All owners. Non-owner occupants and owner's guests shall comply with all covenants, design guidelines and rules and regulations. For each violation, the Lot/Owner shall be fined and shall promptly pay:

- 1st Offense: A written Warning
- 2nd Offense \$50 fine
- 3rd Offense \$100 fine
- 4th & Subsequent Offenses \$750 fine per incident

At the Board's discretion, an owner in violation of a covenant, design guideline, rule or regulation may be given a period of time, the "resolution Period", to correct the violation. Each day that a violation continues beyond that Resolution Period shall be considered a separate offense.

The Board shall have full authority to take any remedial action it deems appropriate in the event of a violation, including assessments of charges and penalties, the filing of a lien, the filing of an action for injunction or money judgement, or filing of a lawsuit for enforcement. Any costs for reasonable attorney fees incurred by the Association in enforcing these Rules and Regulations shall be charged to the violating Owner.