

Hiddenbrooke POA and HARC Schedule of Fees and Monetary Fines

-Adopted June 17, 2020-

Regular Fines (\$ per month)

Fine 1- \$50*

Fine 2- \$75*

Fine 3 - \$100*

Fine 4 - \$125

Fine 5 - \$150**

Fine 6 and beyond - \$150

Notes:

* If violations corrected within 90 days of the first Hearing, the Board has discretion to reduce the fines. Owner must submit information showing the CC&R violation has been corrected or provide a firm date by which it will be corrected. After the third fine, the Board will not reduce prior fines.

**After the 5th Fine (total of \$500), owner accounts may be sent to Collection or processed through Small Claims Court.

Other Fines

Chronic Violation: A significant CC&R violation (as determined by the Board) that has not been corrected after 5 months: \$150 per week

Start of Work without HARC approval: An immediate Hearing and possible \$150 fine after a Hearing; also required to submit application to HARC

Severe Topping of City Street Tree that ruins its structure: \$150 after a Hearing (if tree trimmed by a licensed Arborist, no fine)

Short term rentals, e.g., Airbnb, VRBO and the like: \$100 per week for each week a listing appears on a rental site

Violation of ADU Rules: Up to \$100 per day

HARC FEES

Landscape/Home Additions/Enhancements Application — \$50 Fee

Preliminary Architectural approval for custom homes and additions — \$200 per meeting as determined by HARC.