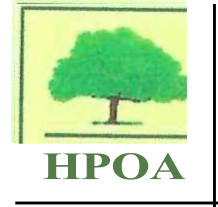


HPOA - Compliance Program and Fines Schedule

(Approved May 2026)



Objective - to protect the appearance of the community and our property values.

Our CC&R's provide guidelines for the proper maintenance of homes and properties.

You are expected to repair and maintain your property, yard, fencing, etc. HARC application and approval are required for any change, improvement, or enhancement to your house, fencing, or yard.

Violations of CC&R's are taken very seriously. The community is inspected regularly, and owners are notified of violations that need to be corrected. Fines are not given until after the owner is asked to come to a hearing with the board.

Two warning letters will be sent for most violations before the owner is asked to come to a hearing. Warning letters are not sent for 'special' violations (Short Term Rentals, Tree topping, Starting work without HARC approval, and ADU violations).

Fines will continue until the violation is corrected. If there is a large balance on the account, collections and court actions will be taken. Collections actions will be costly for the owner, with additional charges added to the account balance due.

Fines -- for Regular Violations:

1st Fine - \$250

2nd Fine - \$500

After the 2nd Fine:

Owners with unpaid fines may be referred to collections or subject to additional legal action. If violations remain uncorrected, monthly fines may continue to be imposed at the Board's discretion, and collection efforts or legal proceedings may continue until the matter is resolved.

Fines -- for Special Violations:

Short Term Rentals (e.g., Airbnb, VRBO, etc.) - \$300 per day for each day of an active listing

Tree Topping - \$750 fine per tree. Must submit an application with HARC (Hiddenbrooke Architectural Review Committee) before trimming **any** trees.

Start of Work without HARC approval - \$250 fine and must immediately submit an application to HARC. This includes any architectural or landscaping project. Please see HARC guidelines on the community website www.hiddenbrookeonline.org

Violation of HPOA ADU Rules - \$200 per day