

PALM HILLS HOMEOWNERS' ASSOCIATION

Adopted by the Board of Directors July 16, 2008



Rules and Regulations

SCHEDEULE OF FINES

Pursuant to Nevada Revised Statutes Section 116.3108(5), the Board of Directors ("Board") of Palm Hills Homeowners' Association ("Association") has adopted the following schedule of Fines:

The initial fine imposed pursuant to NRS 116.31031(1)(b) for violations of the CC&R's is as follows:

Article IX Restriction on Use, Alienation and Occupancy

a. \$100.00 for each and every separate violation of any provision of Section

9.1 Use Restrictions

b. \$100.00 for each and every separate violation of any provision of Section

9.2 Oil, Water and Mineral Operations; Hazardous and Toxic Materials

c. \$100.00 for each and every separate violation of any provision of Section

9.3 Laws and Insurance Requirements

d. \$100.00 for each and every separate violation of any provision of Section

9.4 Antennae; Satellite Dishes

e. \$100.00 for each and every separate violation of any provision of Section

9.5 Landscape Requirement

f. \$100.00 for each and every separate violation of any provision of Section

9.6 Maintenance of Units

g. \$100.00 for each and every separate violation of any provision of Section

9.7 Perimeter Walls

h. \$100.00 for each and every separate violation of any provision of Section

9.8 Nuisances

i. \$100.00 for each and every separate violation of any provision of Section

9.9 Repair or Improvement

j. \$100.00 for each and every separate violation of any provision of Section

9.10 Signs

k. \$100.00 for each and every separate violation of any provision of Section

9.11 Animals

l. \$100.00 for each and every separate violation of any provision of Section

9.12 Drainage

m. \$100.00 for each and every separate violation of any provision of Section

9.13 Vehicles; Boats

n. \$100.00 for each and every separate violation of any provision of Section

9.14 Unsightly Articles

o. \$100.00 for each and every separate violation of any provision of Section

9.15 Solar Equipment

p. \$100.00 for each and every separate violation of any provision of Section

9.16 Garage doors

q. \$100.00 for each and every separate violation of any provision of Section

9.17 Restricted Access

r. \$100.00 for each and every separate violation of any provision of Section

9.18 Storage of Automotive Vehicles

s. \$100.00 for each and every separate violation of any provision of Section

9.19 Clothesline

t. \$100.00 for each and every separate violation of any provision of Section

9.20 Post – Construction Entry Rights

u. \$100.00 for each and every separate violation of any provision of Section

9.21 Restrictions on Alienation

v. \$100.00 for each and every separate violation of any provision of Section

w. \$100.00 for each and every separate violation of any provision of the CC&R's not specifically mentioned herein.

x. Anything herein to the contrary notwithstanding, there shall be **No Dollar Limit** on the amount of any provision of the CC&R's which posses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the unit's owners or resident of Palm Hills. Such initial fine amount will be determined commensurate with the severity of the violation, in the Board's discretion.

2.) The fine imposed to NRS 116.31031(5) for continuing violations of the CC&R's is as follows:

Article IX Restriction on Use, Alienation and Occupancy

a. \$100.00 for each and every separate violation of any provision of Section

9.1 Use Restrictions

b. \$100.00 for each and every separate violation of any provision of Section

9.2 Oil, Water and Mineral Operations; Hazardous and Toxic Materials

c. \$100.00 for each and every separate violation of any provision of Section

9.3 Laws and Insurance Requirements

d. \$100.00 for each and every separate violation of any provision of Section

9.4 Antennae; Satellite Dishes

e. \$100.00 for each and every separate violation of any provision of Section

9.5 Landscape Requirement

f. \$100.00 for each and every separate violation of any provision of Section

9.6 Maintenance of Units

g. \$100.00 for each and every separate violation of any provision of Section

9.7 Perimeter Walls

h. \$100.00 for each and every separate violation of any provision of Section

9.8 Nuisances

i. \$100.00 for each and every separate violation of any provision of Section

9.9 Repair or Improvement

j. \$100.00 for each and every separate violation of any provision of Section

9.10 Signs

k. \$100.00 for each and every separate violation of any provision of Section

9.11 Animals

l. \$100.00 for each and every separate violation of any provision of Section

9.12 Drainage

m. \$100.00 for each and every separate violation of any provision of Section

9.13 Vehicles; Boats

n. \$100.00 for each and every separate violation of any provision of Section

9.14 Unsightly Articles

o. \$100.00 for each and every separate violation of any provision of Section

9.15 Solar Equipment

p. \$100.00 for each and every separate violation of any provision of Section

9.16 Garage doors

q. \$100.00 for each and every separate violation of any provision of Section

9.17 Restricted Access

r. \$100.00 for each and every separate violation of any provision of Section

9.18 Storage of Automotive Vehicles

s. \$100.00 for each and every separate violation of any provision of Section

9.19 Clothesline

t. \$100.00 for each and every separate violation of any provision of Section

9.20 Post – Construction Entry Rights

u. \$100.00 for each and every separate violation of any provision of Section

9.21 Restrictions on Alienation

v. \$100.00 for each and every separate violation of any provision of Section

w. \$100.00 for each and every separate violation of any provision of the CC&R's not specifically mentioned herein.

x. Anything herein to the contrary notwithstanding, there shall be **No Dollar Limit** on the amount of any provision of the CC&R's which posses an imminent threat of causing a substantial adverse effect on the health, safety or welfare of the unit's owners or resident of Palm Hills. Such initial fine amount will be determined commensurate with the severity of the violation, in the Board's discretion.

STATEMENT OF EXPECTED FEES AND CHARGES
FOR
PALM HILLS
HOMEOWNERS ASSOCIATION, INC.

Assessments: \$ 70.00/monthly

Late Fee: \$ 15.00 after 16 days

Capital Contribution: \$0 **Other:** \$ 75.00 – Add'l Transfer fee (payable to HOA)

OTHER ASSOCIATED FEES (Assessments)

Certificate of Account Status	\$ 25.00
Resale Package	\$160.00
Other Documents	As listed on website
Transfer Fee	\$125.00
Expedite Fee	\$125.00
HOA/PUD Certification	\$ 25.00
Check By Phone/Online	\$ 7.50
Credit Card Fee	As listed on website
NSF Fee	\$ 25.00
Intent to Lien (per address)	\$ 50.00
Lien Release	\$ 60.00
Bankruptcy Monitor	\$250.00

If an account is referred for collections, additional fees will apply and will be payable to the Trustee Service or Attorney

OTHER ASSOCIATED FEES (Fines)

Certified Hearing Letter	\$ 15.00
1 st Fine Notice	\$ 50.00
Intent to Lien (per address)	\$100.00
Lien Recordation	\$250.00
Re-Record Lien (after 3 years)	\$500.00