

INFRACTIONS SUBJECT TO FINE BY WILD RIVER OWNERS' ASSOCIATION

(From CC & R's, Article VII, Section 3 – Maintenance of Lots)

Fire Hazards. Failure of homeowner to keep lot free of fire hazards including, but not limited to downed trees, bitterbrush, limbs, ladder fuels, other vegetative overgrowth. A property which is allowed to develop 25% or more of the above-described hazards shall be deemed non-compliant and subject to a Class B fine (\$500).

(From CC & R's, Article VII, Section 16 – Trees)

Tree Removal. Failure of homeowner to obtain written permission from ARC to remove any tree greater than 6" in diameter at the stump, measured 24" up from the ground and at its widest point. *Fine is immediate, if verified, and there is no grounds for appeal.* Fines will be imposed on a **per tree** basis as follows:

Class A (\$2,500)	19" (or greater) in diameter, as measured above
Class B (\$500)	10" to 19" in diameter, as measured above
Class C (\$250)	6" to 10" in diameter, as measured above

Additionally, the Board may require replacement of trees with a like-species and like-size.

(From CC & R's, Article VII, Section 2 – Construction and Alteration of Improvements in Private Areas; and Section 20 – Restriction of Use of Property)

Unapproved Construction and Alteration of Improvements in Private Areas.

A. **Unapproved Lot Improvement** (including, but not limited to excavation, fill, utility, alteration of existing drainage). Class B fine (\$500). *The Board may require lot to be returned to original state.*

B. **Unapproved New Construction on Undeveloped Lot.** Class A fine (\$2,500). *The Board may require lot to be returned to original state or compliance of new construction with CC & R's and Rules and Regulations.*

C. **Unapproved Alteration of Existing Structure or New Construction on Developed Lot** (including, but not limited to adding a deck, a room over a garage, a gazebo, entrance/exit steps, windows, deck covering, re-roofing, etc.). Class C fine (\$250).

D. **Unapproved Landscaping** (including, but not limited to ponds, statues, fountains, watercourses, etc. Does not include planting trees, shrubs, or other vegetation). Class E fine (\$50).

E. **Failure to Complete New Construction** (home, garage, etc.) within one year. Must include final inspection/approval by Deschutes County. Class B fine (\$500).

(From CC & R's, Article VII, Section 4 – Type of Building)

Short Term Rentals or Attempted Rentals. Use or attempted use of owner's property as a short-term rental. Class B fine (\$500) for each day in violation.

(From CC & R's, Article VII, Section 17(a) – RV Parking/Storage)

RV Parking and Screening Rule. Temporary, unapproved parking of any RV in excess of 14 days cumulative total per year without special permission from the Board or ARC. Class E fine (\$50) per day.

(From Architectural Review Committee Guidelines for New Construction, Remodel, or Lot Improvement)

Contractor Guidelines. Homeowner held responsible for contractor violations regarding dogs on jobsite or parked equipment in road right-of-way. After first warning, Class E fine (\$50) per occurrence.

Exterior Lighting Rule. Class C fine (\$250) for non-compliance.