

Cedar Blue Property Owner Association

Email: parkadmin@cedar-blue.com

CEDAR BLUE RV PARK PENALTIES

- Violation of Covenants
 - 1st Violation - \$1,000
 - 2nd Violation - \$1,500
 - 3rd Violation - \$2,000
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid and the next violation will apply.
- Late Payment of Assessments Penalty:
 - \$100/due date for annual assessments
 - \$15/due date for infrastructure assessments
 - Gate cards are deactivated on or about April 30th (the date the final annual assessment payment is due) if any assessments are still owing until payment is made.
- Excessive Use Penalty:
 - \$600/property exceeding 180 days of use per fiscal year
 - Multiple lot owners will not be affected unless all their lots have been occupied in excess of 180 days per fiscal year.
 - The due date of the \$600 will be determined by when the 180 days has been exceeded.
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid and a \$100 late fee will be added to the fee.
- Mowing Penalty - \$100
 - If the property owner is notified their lot needs mowing, it is not mowed by the deadline given and the Park maintenance personnel mow it, the property owner will be charged.
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid.
- Abuse of Water Usage Penalty - \$250/incident
 - This includes watering the roads, canopies and roofs. The property owner will receive a statement and a dated picture of the violation.
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid.
- Property Cleanup Penalty:
 - If the property owner is notified their lot needs to be cleaned up and it is not completed by the deadline given, the property owner will be assessed a penalty of \$100 with 30 days to comply.
 - If this date is not met for cleanup and payment of the \$100 penalty, a \$500 penalty will be assessed with a final 30 days to comply.
 - If the final date is not met for cleanup and payment of penalties assessed, a \$1,000 penalty will be assessed, and the gate cards will be deactivated.
- Intentionally Vandalizing Park Property Penalty
 - 1st Offense \$200 and cost of repairs
 - 2nd Offense \$400 and cost of repairs
 - Penalties and repair costs must be paid within 30 days or gate cards will be deactivated.

- Golf Cart Penalties – see below
 - Rules:
 - Registered annually
 - Drivers must be licensed drivers
 - The number of riders cannot exceed the number of seats
 - No standing while the cart is in motion
 - Maximum speed is 10 mph
 - No reckless driving
 - No driving across lot owners' property or greenbelts. Carts can only be operated on park roads
 - 1st violation: A penalty of \$50. If not paid within 30 days, the gate cards will be deactivated and the penalty will be added to the assessments.
 - 2nd Violation: A penalty of \$100. If not paid within 30 days, the gate cards will be deactivated and the penalty will be added to the assessments.
 - 3rd violation: A penalty of \$200 and suspension of golf cart privileges for 1 year. If not paid within 30 days, the gate cards will be deactivated and the penalty will be added to the assessments. If the penalty is paid within the year but the golf cart(s) is/are seen in use within the 1-year suspension time, the gate cards will be deactivated for the duration of the 1-year suspension.
- Dumping Unauthorized Materials in the Dumpsters, Roll-offs or Dumpster Area Penalty - \$250.00
 - If a property owner and/or their family members and/or guests dump any unauthorized items (tree limbs, tires, batteries, paint, appliances they will be assessed a \$250 penalty.
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid.
- Disrupting a Public Meeting Penalty - \$500
 - If a property owner and/or their family members and/or guests disrupt a public Cedar Blue meeting they will first be asked to be quiet. If they do not comply, they will then be asked to leave the meeting. If they do not comply, local law enforcement will then be contacted and at that point the property owner will be assessed a \$500 penalty.
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid.
- Violation of any Swimming Pool Rules Penalty- \$100
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid.
- Shooting off Fireworks at places in the Park other than the Ball Park and or at times outside of the recognized July 4th weekend in the Park Penalty - \$100
 - If a property owner and/or their family members and/or guests are caught setting off fireworks anywhere in the Park other than the ball park at the front of the park, the property owner will be assessed a \$100 penalty.
 - If a property owner and/or their family members and/or guests are caught setting off fireworks outside of the recognized July 4th weekend within the Park, the property owner will be assessed a \$100 penalty.
 - If the penalty is not paid within 30 days of the due date, the property owner's gate cards will be deactivated until paid.

PLEASE NOTE: Any unpaid penalties will be added to the property owner's assessments. If they remain unpaid, a lien will be filed against the property. On or about September 15th annually, any properties with liens filed against them may be started through the foreclosure process.