

RIVER PARK HOMEOWNERS ASSOCIATION, INC.

FINE SCHEDULE

All provisions of the Associations Declarations, Bylaws, Rules and Regulations, and Responsible Governance Policies (collectively, the “**Governing Documents**”) are posted online and must be observed. Owners are subject to fines as a result of their acts or omissions, and those of their tenants, family members, contractors and other invitees. All fines constitute an assessment lien against the Owner’s Lot, which shall accrue interest and be collected and enforced (including without limitation by foreclosure) in accordance with the Governing Documents and Colorado law. The Owner has the right to request a Board hearing upon receiving notice of fine pursuant to Sections 3 and 5 of the Association’s Responsible Governance Policies.

FINES

Violators will be given notice of violations and assessed fines (if not cured within 30 days), pursuant to the procedures set forth in the Responsible Governance Policies. Fines not involving a matter of health and safety may be assessed to the Unit Owner (on an every other day or per occurrence basis) as follows:

1st Violation.....	warning or fine up to \$25.
2nd Violation (same offense)	\$50.
3rd Violation (same offense).....	\$100.
4 th Violation (same offense).....	\$325.

Violations involving health and safety will result in a fine of \$500 if not cured within 72 hours. Health and safety violations shall include, but not be limited to, violations causing a risk of illness, infection, injury, or death such as dog bites, open fires, sewage exposures, unsafe construction, and ice and other dangerous conditions on sidewalks, and other unsafe conditions.

This schedule is not inclusive and other fees and fines that may be assessed as noted in the Governing Documents or as determined by the Board.

THE FOREGOING FINE SCHEDULE IS HEREBY ADOPTED BY THE ASSOCIATION
EFFECTIVE AS OF THE 13 DAY OF July 2026.

River Park Homeowners Association, Inc.,
a Colorado nonprofit corporation

By: Chantal Unfug
Chantal Unfug, President