

Scott Mountain Homeowners Association
Scott Mountain Rules
and
Schedule of Fines

Vehicle Violations: \$50 per day until corrected

Violations include, but are not limited to, the following:

- Presence of a boat, camper, trailer, recreational vehicle, or like equipment on any lot or public right-of-way except in a screened area or enclosed garage. A grace period not to exceed 72 hours is allowed for the purpose of loading and unloading.
- Inoperable vehicle stored outside of a garage.
- Parking of any vehicle on a public right-of-way within Scott Mountain for a period exceeding 24 hours.
- Parking in areas designated for other uses, i.e., yards and flower beds.

Landscaping and Lot Maintenance Violations: \$50 per week until corrected

Violations include, but are not limited to, the following:

- Failure to stow garbage/recycling bins within 24 hours of pickup.
- General landscaping neglect including unkempt lawns, presence of weeds, dying plants, etc.
- Presence of prohibited signs. Political signs not to exceed 3 square feet may be posted for a reasonable period not to exceed 60 days prior to an election and must be removed immediately following the election.

Removal of Trees: \$50 per inch of diameter

- Removal of any tree with a diameter of six inches or more, measured at a height of five feet above ground level, without prior written approval of the Architectural Control Committee.

Prohibited Activities: \$100 per notice and/or \$50 per day until corrected

Violations include, but are not limited to:

- Dumping of garbage or yard rakings onto streets, common areas, or lots.
- Irresponsible maintenance of pets, including waste and noise.
- Interfering with or jeopardizing enjoyment of other lots or common areas within Scott Mountain.
- Use of lot for business or commercial uses other than a Minor Home Occupation as defined by Clackamas County.

Architectural Violations: \$250 per notice and/or \$50 per day until corrected

A written application to the Architectural Control Committee is required for modifications or improvements to residences including new roofing materials, new paint colors, home additions, exterior lighting additions, fences, gates, paving, and additional structures including storage sheds. No work may commence prior to receiving written approval of the Architectural Control Committee. Architectural Violations include, but are not limited to, the following:

- Failure to submit application to Architectural Control Committee.
- Commencing work before receiving approval from Architectural Control Committee.
- Material modification to approved plans without a separate submittal to and approval by the Architectural Control Committee.
- Modifications or improvements to residences or lots that are not in compliance with the Declaration, Bylaws, or Rules.

Adopted by the Board of Directors
Scott Mountain Homeowners Association
October 2, 2007