

**Virginia City Highlands
Property Owners Association**
PO Box 686
Virginia City, Nevada 89440

April 14, 2015

**Schedule of Fines and Penalties for
Violations of the CC&R's and/or Architectural Guidelines**

1. An initial fine of up to \$100 may be imposed for each violation or a total amount up to \$1000, whichever is less. If the violation is not cured within 14 days, the violation shall be deemed a continuing violation. Thereafter the Board or Architectural Committee may impose an additional fine for the violation for each 7 day or portion thereof that the violation is not cured. Any additional fine may be imposed without notice or an opportunity to be heard.
2. All fines must be paid within 30 days after the final decision made by the board or Architectural Committee. If a fine is not paid within the aforementioned 30 period, it shall result in a lien being placed against the property.
3. Alternatively, or cumulatively, the Board may prosecute all legal remedies it has to enjoin the violator's wrong conduct and to obtain damages caused by such wrongful conduct, including all attorney fees and court costs.
4. If a property owner is in violation of the CC&R's or the Architectural Guidelines, he/she is ineligible to vote on matters relating to the Virginia City Property Owners' Association.
5. The fines and penalties are in accordance with the Nevada Revised Statutes NRS 116.31031.

This Schedule of Fines and Penalties' was unanimously approved and adopted by the VCHPOA Board of Directors on April 14, 2015