

**RULES AND REGULATIONS
OF
SAHHALI SOUTH HOMEOWNERS ASSOCIATION
Adopted December, 2022**

The Board of Directors ("Board") of Sahhali South Homeowners Association ("Association") has adopted the following rules, regulations, fines, and fees concerning use of the Property. These may be amended from time to time, with delivery of the amended version to Owners.

NON-PAYMENT OF ASSOCIATION DUES AND ASSOCIATED PENALTIES

Dues are considered late if not received within 30 calendar days of the invoice date. Thirty (30) calendar days following the invoice date is called the due date.

- 1) Dues arriving 31-60 days after the due date will be assessed a \$50.00 late fee.
- 2) Dues arriving 61-90 days after the invoice date will be assessed an additional \$100.00 late fee.
- 3) Dues arriving 91+ days after the due date will cause the Association to record a lien against the property until the assessment is paid in full.

STEP SYSTEM GUIDELINES

The domestic sanitary sewer system for the development is a private system. The system is permitted by DEQ. The permit allows for a maximum peak flow discharge of 17,400 gallons per day. This equates to 300 gallons per day per lot. All alarms for all onsite tank systems are set to this maximum. If the number of gallons per day is exceeded, the alarms will go off. This is particularly an issue if the home is used as a rental. If a lot exceeds the allotted flow per day and the alarms go off the lot owner will be charged for the service call to turn off, reset or repair the onsite system so the alarm stops. Guidelines for appropriate use of the STEP system are attached to this document.

LANDSCAPING

Each homeowner is responsible for his/her landscape maintenance whether the home is occupied full time or not. Any homeowner(s) failing to maintain their lot will be contacted by the HOA and if the situation is not rectified in a timely manner, the HOA may at its own discretion have the maintenance performed and require the homeowner to reimburse the HOA for the cost to rectify the situation.

Owners and Occupants shall keep all parts of their respective Lots in a clean and sanitary condition, free of any accumulation of rubbish, refuse, or garbage and shall not cause any accumulation of rubbish, refuse, or garbage on any other part of the Property. Owners and Occupants shall place all their rubbish, refuse, and garbage inside disposal containers. Such containers are not allowed to be outside of the building footprint except for garbage collection days.

LIMITATIONS ON USE

No Owner shall make or permit any use of such Owner's Lot or of the Common Property that will increase the cost of insurance on the Common Property.

FIREWORKS

Given the fire danger and the potential harm to people, pets, wild animals, and structures, the discharge of any fireworks is illegal year-round in Sahhali South, including but not limited to firecrackers, sparklers, cone fountains, skyrockets and missiles, bottle rockets, helicopters and aerial spinners, smoke devices, roman

candles, wheels, ground spinners, mines, mortars, and shells such as M-80's and M-100's. The Board of Directors can levy fines up to \$750 per occurrence to homeowners if they, their renters, occupants, or guests discharge any fireworks on their Lot or any Common Property.

UNAUTHORIZED DEVELOPMENT AND ASSOCIATED PENALTIES

Owners who choose to ignore the Bylaws, Rules and Regulations, or Covenants, Conditions & Restrictions (CC&R's) of the community when developing their lot(s) will face penalties. The Association will assess the following fines for failure to follow the development guidelines:

- 1) \$1,000 per lot for beginning development on any lot prior to submission and written approval of a complete ARB application.
- 2) \$500 per tree removed prior to submission and written approval of a complete ARB application.
- 3) \$100 per day per lot for each day from the beginning of unauthorized development to receipt by the board of a complete ARB application.

SUBMITTING APPLICATIONS TO THE ARCHITECTURAL REVIEW BOARD

Owners must submit a complete application to the Architectural Review Board ("ARB") and must receive written approval from the ARB prior to beginning any development on their lot(s). The board has adopted the documents attached as Exhibits A through F to aid in the preparation and review of the applications.

EXHIBITS

Exhibit A	Letter to Owners Interested in Building a New Home
Exhibit B	Homeowners Checklist for New Construction
Exhibit C	Construction Guidelines
Exhibit D	Plan Review Checklist
Exhibit E	Architectural Fees Documents
Exhibit F	Application for Architectural Review

ARCHITECTURAL APPROVAL & DEVELOPMENT DEADLINE

After receiving Approval or Conditional Approval issued by the Architectural Review Board for new house construction and associated landscaping, work must start within 3 years and must be completed within 5 years. If work is not completed within 5 years, owners can apply for an extension from the ARB for an additional \$50 fee.

NONCOMPLIANCE WITH THESE REGULATIONS

The Architectural Review Board, the Board of Directors, as well as other owners in the community will monitor compliance with these regulations. All violations will be reported to the Board of Directors and owners and/or contractors will be notified if there is a violation and expected to correct infractions immediately. Failure to correct a violation can result in a fine of \$100 per day. Further violations of the same rule or flagrant violations of these regulations will be fined at \$300 per day. All fines will be taken from the refundable damage deposit collected from the owner prior to beginning construction. In the event the refundable damage deposit doesn't cover the total charge, owners will be charged directly for the remaining amount.

If the Association is obliged to arrange for cleanup or repairs, the owner will be charged for the actual costs plus 15%.

Questions about these guidelines may be directed to the Association's Secretary.