

**Exhibit A to
RESTATED BYLAWS OF
DESCHUTES RIVER RECREATION HOMESITE PROPERTY OWNERS
UNIT 6, PART 1 & 2**

**Schedule of Fines for Violations of Governing Documents of
Deschutes River Recreation Homesites Unit 6, parts 1 & 2**

The following process and fine schedule shall apply to violations of any of the ByLaws or Building and Use Restrictions (hereafter "Governing Documents.") The enforcing body is the Board of Directors of DRRH6 ("the Board").

1. Notice. A written notice of an alleged violation will be mailed to the applicable owner at the last address provided to the Board. Such notice shall provide the owner with 10 days from the date of the notice to do one of the following:
 - A. Correct the alleged violation; or
 - B. Contact the Board and negotiate a timeline for correction; or
 - C. Request a hearing in front of the Board.

2. Hearing.
 - A. In the event the owner requests a hearing, the Board shall schedule one within 30 days of receipt of the request.

 - B. At the hearing, the owner shall be given a reasonable opportunity to address the Board and to present evidence in support of his or her position.

 - C. Any parties opposing the owner's position (such as another owner within DRRH6) shall likewise have a reasonable opportunity to address the Board and to present evidence of the alleged violation and/or to counter the evidence provided by the owner.

D. The Board shall have the authority to continue the hearing to a later date to allow for the collection of additional evidence and/or to extend deliberations if it deems it necessary.

E. The minutes of the hearing shall contain a written statement of the results of the hearing and the fine, if any, that is imposed. The Board shall render its decision in writing within 15 days after the close of the hearing(s).

F. In the event the Board rules against the owner, the owner shall have 10 days to correct the violation or be subject to fines and costs as provided in the attached schedule.

G. The owner shall bear their own costs and expenses in connection with the alleged violation, including without limitation all costs associated with the hearing, regardless of the outcome.

3. In the event the owner does not request a hearing within the 10 day period or in the event the owner does not prevail in their hearing, the Board shall have the immediate authority to impose fines and costs in accordance with the attached schedule.

4. Each violation may be assessed again every 30 days until the violation has been remedied.

5. Any fines levied against an owner shall be payable within 10 days after the date of written notice of the imposition of the fine. If fines are not timely paid, they will bear interest from the initial due date at the rate of 1.5% per month. All fines received by the Board shall be deposited in the DRRH6 operating account.

6. Pursuant to ORS 94.780, no action may be pursued to remedy an alleged violation of CCRs if more than one year has passed since the discovery or identification of the alleged violation, unless the violation is considered of a continuing nature.

DRRH6 Fine Schedule

All fines may be re-assessed every 30 days that a violation is not cured. A single violation may be assessed an additional fine for each month it is not remedied.

Building and Use Restrictions, paragraph (1): “The floor area of residences shall be of not less than 700 square feet on the river frontage lots. Lots other than river frontage lots shall have a floor area of not less than 500 square feet, exclusive of one story porches and garages.

Violations of paragraph (1) are subject to a fine of \$300.

Building and Use Restrictions, paragraph (2): Buildings must be suitable for year round use and must be placed on permanent continuous foundations, consisting of concrete, brick, pumice blocks or stone masonry. Pitch of the roof and size and spacing of rafters and ceiling joists must be adequate to withstand heavy snow packs. Chimneys must be constructed from ground level and shall consist of pumice or concrete blocks, bricks, stone and masonry or comparable fire resistant materials.

Violations of paragraph (2) are subject to a fine of \$300.

Building and Use Restrictions, paragraph (3): All buildings and fences must be constructed in a workmanlike manner of attractive, properly finished materials that harmonize with the surroundings. No building or fence shall be constructed within 15 feet of the river channel. Fences shall not exceed 60 inches in height.

Violations of paragraph (3) are subject to a fine of \$100.

Building and Use Restrictions, paragraph (4): All dwelling owners must comply with the laws of the State of Oregon, County of Deschutes, as to fire protection, building construction, sanitation and Public Health and any Deschutes County Health and Sanitation requirements supplemental hereto.

Violations of paragraph (4) are subject to a fine of \$200.

Building and Use Restrictions, paragraph (5): No campers shall be allowed for permanent residence.

Violations of paragraph (5) are subject to a fine of \$300.

Building and Use Restrictions, paragraph (6): Sewage disposal systems, septic tanks and domestic water well shall be in accordance to specifications set out by governing agencies, namely the Oregon State Board of Health, Deschutes County Health and Sanitarian and Water Master. (a) Under no conditions will an exterior latrine be allowed. (b) All wells shall be completed with unperforated well casing that extends to a depth of not less than 18 feet below land surface.

Violations of paragraph (6) are subject to a fine of \$500.

Building and Use Restrictions, paragraph (7): Garbage disposal. (a) Garbage shall be stored in an insect and rodent proof container. (b) Garbage shall be hauled at least once a week to an approved area. (c) Under no conditions will dumping of any refuse in any streams or on the adjoining Federal Lands be permitted. The grounds and buildings shall be maintained in a neat and orderly manner.

Violations of paragraph (7) are subject to a fine of \$50.

Building and Use Restrictions, paragraph (8): No structure of a temporary character, basement, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.

Violations of paragraph (8) are subject to a fine of \$500.

Building and Use Restrictions, paragraph (9): A time limit is hereby imposed on the length of time required for construction of the residence structure. A period of time not to exceed eighteen months is allowed to complete the residence or dwelling. This period of time is from the start of construction to completion of the same.

Violations of paragraph (9) are subject to a fine of \$100.

Building and Use Restrictions, paragraph (10): No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.

Violations of paragraph (10) are subject to a fine of \$100.

Building and Use Restrictions, paragraph (11): Cutting of parcels into smaller lots is prohibited. No cutting of trees will be permitted except where necessary for

construction of buildings and landscaping or authorized by the board of directors of the above named corporation.

Violations of paragraph (11) are subject to a fine of \$25.