

Ironbridge Property Owners Association
1512 Grand Avenue, Suite 109
Glenwood Springs, CO 81601
(970) 945-7266

Adopted December 2009

In accordance with Section 22.2 of the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Ironbridge, the Board of Directors have adopted the following Fine and Fee Schedule:

2010 Homeowner Fee Schedule

FEES

Design Review Fees: Homes	\$250.00
Construction Deposit: Per Home	\$5,000.00
Fencing Configuration and Satellite TV	\$25.00
Landscape Review Fee	\$100.00

** Make all checks payable to Ironbridge POA

Construction Fine Schedule

Failure to contain debris in approved receptacle

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Inadequate construction fencing

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Inadequate silt fencing

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Construction debris off property

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Unauthorized signage

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Illegal or disruptive parking:

- A written notice allowing for 3 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Loud music

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Speeding

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Construction activity after hours (normal hours are 7:00 am – 6:00 pm M – F and 8:00 am – 3:00 pm Saturday)

- A written notice will not be given. The violation will result in an immediate fine of \$100 per occurrence.

Construction of a variance without approval

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$500 every 7 days until the violation is cured.

Starting construction without approval

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$500 every 7 days until the violation is cured.

Using non-approved access on lot

- A written notice will not be given. The violation will result in an immediate fine of \$500 per occurrence.

Unauthorized removal or alteration of any tree or shrub

- A written notice will not be given. The violation will result in an immediate fine equivalent to the severity of the violation as determined by the IPOA Board.

Homeowner Fine Schedule

Late Fees on Delinquent Assessments

- In accordance with the Association's CC&R's, \$25 will be charged each month to delinquent accounts. If an account becomes more than 6 months past due, an amount equal to the monthly dues will be charged.

Improper satellite dish installation

- A written notice allowing for 30 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 every 7 days until the violation is cured.

Speeding

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Unauthorized Signage

- A written notice allowing for 3 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Illegal or Disruptive Parking

- A written notice allowing for 3 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Loud Music/ Noise

- A written notice will not be given. The violation will result in an immediate fine of \$50 per occurrence.

Unightly Outdoor Storage

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 every 7 days until the violation is cured.

Unkept Landscape

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$50 per day/ per occurrence until the violation is cured.

Using Non-approved Access on Lot

- A written notice will not be given. The violation will result in an immediate fine of \$100 per occurrence.

Unleashed Dog and Nuisance Dog Violations

- A written notice will not be given. The violation will result in an immediate fine in the amount as prescribed below:
 - \$100 for the 1st offense per dog.
 - \$200 for the 2nd offense per dog.
 - \$300 for the 3rd offense per dog.
 - For each subsequent offense, the fine will increase in \$100 increments per dog.

Failure to complete landscape installation

- A written notice allowing for ___ days to cure the violation will be given as determined by the IPOA Board. Future and/or continued violations will result in an immediate fine in the amount of \$10 per day until the violation is cured.

Occupancy Covenant Violation

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount as prescribed below:
 - \$150 for the 1st offense per occupant.
 - \$300 for the 2nd offense per occupant.
 - \$1000 for the 3rd offense per occupant.

Failure to properly notify the DRB of construction, improvement, landscape, outside equipment installation, etc. work prior to the work being started

- A written notice allowing for 7 days to cure the violation will be given. Future and/or continued violations will result in an immediate fine in the amount of \$25 per day until the violation is cured.

Water sheet flowing from property

- A written notice will not be given. The violation will result in an immediate fine of \$100 per occurrence.

Unauthorized removal or alteration of any tree or shrub

- A written notice will not be given. The violation will result in an immediate fine equivalent to the severity of the violation as determined by the IPOA Board.

- Violators will have a ten day period from the date of notification of any violation to request a formal hearing with the IPOA Board to contest the violation.
- All fines may be increased at the discretion of the IPOA Board for repeat violations.
- If the violation is construction related, the IPOA Board may stop the construction until the violation is cured and the appropriate fine is paid.
- Should the IPOA Board find at the hearing the violation to be valid, the applicable fine will be retroactive to the date the fine was issued and any daily, weekly, or other applicable fines will be applied and will be due immediately.