



HORIZON TOWERS CONDOMINIUM ASSOCIATION

AMENDED AND RESTATED POLICY #009: SCHEDULE OF FEES FOR SERVICE AND THE SCHEDULE OF FINES

The following procedures adopted by Horizon Towers Condominium Association (“Association” or “HTCA”) pursuant to the provisions of the Association Documents and The Act (as defined in the CC&R’s Sec. 1.42), at a regular meeting of the Board of Directors.

Purpose: The purpose of this Policy is to adopt a standard schedule of fees for services and materials provided to Members and/or Residents by the Association.

NOW, THEREFORE, IT IS RESOLVED that the Association does hereby adopt the following Policy governing the charging of fees for services and the schedule of fines provided by the Association.

I. Schedule of Fees

a. Move in Fee	\$300
b. Move Out Fee	\$300
c. Internal Move Within Building	\$100
d. Title Transfer	\$275
e. Extra Copy of Declaration/Bylaws Book	\$ 25
f. Swipe Card (replacement for lost or damaged or additional card	\$ 25
g. Garage Door Opener	\$ 50
h. Storage Room Replacement Key	\$ 10

II. Schedule of Fines

a. Fines may be levied for violations of the Association documents as follows (Per CCIOA, max of aggregate of \$500):

i. **Architectural violations** – Violations of Article IV, Section 4.02 of the Declaration
Each violation: \$150 plus \$50 per day until plans have been submitted.

Article VII, Sections 7.04, 7.05, 7.06, 7.08, 7.09, 7.10, 7.12, and 7.13 of the Declaration. Number of violations in a 12-month period fine amount.

First violation: Warning

Second violation: \$50 fine

Third violation: \$100 fine

ii. **Parking and vehicular violations** – Violations of Article VII

Section 7.02 of the Declaration. Number of violations in a 12-month period fine amount.

First violation: Warning

Second violation: \$50 fine

Third violation: \$100 fine



iii. **Pet/Animal violations** – Violations of Article VII, Section 7.07 of the Declaration.

Number of violations in a 12-month period fine amount.

First violation: Warning

Second violation: \$100 fine

Third violation: \$200 fine

iv. **Debris/Cleanup violations** – Violations of Article II, Section 2.09 of the Declaration
Section 2.09 of the Declaration. Number of violations in a 12-month period fine amount.

First violation: Warning

Second violation: \$50 fine plus cost of cleanup.

Third violation: \$100 fine plus cost of cleanup.

v. **Recreation Facility Use violations** – Violations of Rules and Regulations granted by
Article XIII, Section 13.06 of the Declaration. Number of violations in a 12-month
period fine amount.

First violation: Warning

Second violation: \$50 fine

Third violation: \$100 fine

vi. **General nuisance violations** – Violation of Article VII 7.01 of the Declaration.

Violations of Restrictions, Rules and Regulations, Article VII, Sections 7.03, and
other provisions of the Declaration not specifically defined above, and in accordance
with Article XIII, Sections 13.02 and 13.04 of the Declaration. Number of violations
in a 12-month period fine amount.

First violation: Warning

Second violation: \$50 fine

Third violation: \$100 fine

- b. **Additional Fines.** A member who accumulates three violations within a 12-month period will be deemed to be a habitual offender. Without limiting the Board's ability to fine or suspend membership privileges in accordance with these Policies and procedures, habitual offenders, continuing violations, or violations which have an indefinite commencement or termination date, shall all be subject to a fine of \$100 per month to a maximum of \$500, until the violation is corrected, and/or suspension of membership privileges as determined by the Board. Further, in the event of a determination by the Board of a willful, wanton or flagrant disregard for the provisions of the Association documents, or based on the severity of the violation, the Board may impose such additional fines as are deemed reasonable by the Board without regard to the schedule set forth above.



Automatic Revision: This Policy shall be revised automatically to include any revisions to the applicable statute referenced above.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the HTCA, a Colorado nonprofit corporation, certifies that the foregoing Amended and Restated Policy #009 was introduced for the first reading at a fully called and held meeting of the Board on September 8, 2025, and approved and adopted by the Board at the Board meeting on November 3, 2025.

Signature on File	11/03/2025
President	Date

Signature on File	11/03/2025
Vice President	Date