

EXHIBIT A

AMOUNT OF FINE			RULE
1st Offense	2nd Offense	3rd Offense	
\$500	\$1000	\$1500	<p>Single Family Residences --- Covenants paragraph 5.03.</p> <p>More trailers on the lot than allowed by Weber County ordinances and Sunridge Covenants.</p> <p>Example: 2+ Acre lots are allowed two trailers. Lots less than 2 Acres are only allowed one trailer..</p>
\$250	\$500	\$1000	<p>Approval to Develop --- Covenants paragraphs 5.04 and 5.08</p> <p>Not receiving approval for development of your lot from Weber County <u>and</u> the Sunridge Association Architectural Approvals Committee <u>and</u> the Board of Trustees.</p> <p>Note: This also includes sheds.</p>
\$250	\$500	\$1000	<p>Building Standard and Specifications --- Covenants paragraph 5.06</p> <p>Not following the Suuridgc building size requirements as called out in covenants paragraph 5.06</p>
\$500	\$500	\$1000	<p>Setback Requirements --- Covenants paragraph 5.07</p> <p>No structure or part thereof on a Sunridge lot (including cabins, garages, porches, trailer pads, sheds, corrals or the likes) shall be erected closer to any property line than 50 feet.</p> <p>Note: This includes housing, kenneling, corralling and tethering of animals upon a Sunridge lot.</p>
\$500	\$500	\$1000	<p>Sheds --- Covenants paragraphs 5.08 and 5.12</p> <p>Not receiving approval for developing a shed on your lot &om the Association Architectural Approvals Committee and the Board of Trustees.</p> <p>No plumbing allowed (water. drains, sewage, and etc.) in any building other than a cabin or trailer.</p>

\$500	\$1000	\$1500	<p>Excavations --- Covenants paragraph 5.11</p> <p>Changing ground level more than 4 feet, from existing grades without first obtaining the permission of Weber County and Sunridge.</p>
\$1000	\$1000	\$1500	<p>Sewage Disposal --- Covenants paragraph 5.12</p> <p>Not complying with disposal of sewage in accordance with Weber County Health Department regulations.</p> <p>No lavatory, toilet or water closet shall be connected to a septic tank not housed in a cabin or a trailer.</p>
\$100	\$200	\$300	<p>Signs --- Covenants paragraph 6.0 I</p> <p>No advertising sign, poster, display, billboard or other device of any kind shall be displayed to the public view on any portion of our lot except for one "for sale" sign.</p>
\$200	\$300	\$500	<p>Commercial prohibited --- Covenants paragraph 6.0 I</p> <p>Operating a business on a lot without a business license or in violation of the municipal ordinances, the bylaws, declaration, or rules and regulations</p>
\$100	\$200	\$300	<p>Animal Restriction --- Covenants paragraph 6.03</p> <p>Maintaining pets (horses, donkeys, dogs, and etc.) on a lot in violation of the bylaws, declaration or rules and regulations</p> <p>Failing to clean up after pets that have made a mess in the common area</p> <p>Bringing a pet on a lot that can be heard in another lot such that the sound created by the pet is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life</p> <p>Letting dogs/pets run without a leash, when not on lot owners private property.</p>

\$1000	\$1000	\$2000	<p>Fires --- Covenants paragraph 6.04</p> <p>Not controlling use of a fire on a lot or having a fire in the common area is in violation or in a dangerous manner of Weber County or Sunridge restrictions.</p> <p>Not containing proper defensible space around structures (cabins, sheds, trailers, and etc.).</p> <p>Not containing a proper space (minimum 25 feet from any cabin, shed, trailer, or etc.) around fire pits or rings.</p> <p>Not containing a proper space of 10 feet in all directions from the fire pit or ring shall be free of brush, trees, or canopy and any other combustible material.</p> <p>Not adhering to SUNRIDGE posted "no fire" restriction notices.</p>
\$300	\$400	\$500	<p>Nuisances and Offensive Activities --- Covenants paragraph 6.05</p> <p>Creating noise on a lot that can be heard on another lot or in the common area such that the noise is (1) offensive to the senses, (2) disruptive to the comfortable enjoyment and lifestyle of other residents, or (3) an obstruction to the free use of property so as to interfere with the comfortable enjoyment of life</p>
\$1000	\$1000	\$1500	<p>Shooting and Hunting --- Covenants paragraph 6.08</p> <p>Firearms on a lot or within 600 feet of lot or structure on lot.</p> <p>All common grounds are not "open" for shooting, in fact most small parcels of common ground are restricted for shooting, See Map in Sunridge Documents on Website.</p>
\$500	\$1000	\$1500	<p>Registration of Vehicles --- Covenants paragraph 6.07</p> <p>Not having a Sunridge identification plate on ATV/UTV/motorcycle type vehicles.</p> <p>Not controlling the noise created by vehicles including ATV/UTV/Motorcycle type vehicles.</p> <p>NO ATVs/UTVs/Motorcycles are allowed that have altered exhaust systems, that allow it to be louder than stock equipment, and have removed/altered spark arrestors.</p>

\$500	\$1000	\$1500	<p>Delegation of Rights --- Covenants paragraph 7.02</p> <p>Not assuming responsibility for family, guests, contractors or etc actions; that require board involvement for correction.</p> <p>Annoyances, safety issues, or egregious disregard of other lot owners rights (defined in our covenants and by-laws).</p> <p>Note: Fine will be assessed per event.</p>
\$100	\$200	\$300	<p>Maintenance of Commons by Association — Covenants paragraph 7.04 & 7.05</p> <p>Misuse or damage to the common area leaving personal belongings in the common area (vehicles, toys, equipment, garbage, trash, destroying common areas in any way.)</p> <p>Driving vehicles (any vehicles) on common grounds (excludes water system and authorized maintenance personnel)</p>
\$200	\$300	\$400	<p>Registration of Mailing Address --- Covenants paragraph 10.04</p> <p>Not supplying Sunridge Property Owners Association with a current mailing address and phone number</p>
\$500	\$1000	\$1500	<p>Willfully supplying false or misleading information to a Sunridge official, officer or employee.</p> <p>This includes admittance information given to at the Sunridge Security Checking Area.</p>
\$1000	\$2000	\$2000	<p>ANY USE OF FIREWORKS in the Sunridge area is prohibited.</p>
\$500	\$1000	\$1500	<p>Entering, or leaving, and not closing and locking a Sunridge gate.</p> <p>Roadwork or construction equipment or supply delivery must be escorted by Joe owner.</p> <p>If the gate needs to be left open for a short period of entry, lot owners must stay at the open gate and police/restrict entry until the gate is again secured and locked).</p>
\$500	\$1000	\$1500	<p>Non-compliant use and negligent waste of Sunridge Water System</p> <p>This includes outside watering.</p>

\$500	\$1000	\$1500	Non-compliant use and waste of Moose Lake, Moose Lake resources and surrounding area.
\$500	\$1000	\$1500	Non-compliant use of Sunridge security gates keys Includes keys to guests, friends, contractors etc that have not been controlled and collected by the owner of keys.
\$1,000	\$5,000	\$10,000	Allowing and benefiting from the sale and use of Sunridge property for the hunting of wildlife and enjoyment of Sunridge property by non Sunridge owners.
\$1,000	\$5,000	\$10,000	Using a center-fire high powered weapon (rifle, handgun etc.) on ANY Sunridge property for wildlife hunting (deer, elk, moose, etc.) Exceptions to this would be shotguns for grouse hunting, and target shooting (non hunting season ongoing), in non-restricted areas.
\$200	\$300	\$400	Parking in areas marked with "no parking" signs Violation of any parking rule contained in the declaration, bylaws, or rules Parking unregistered or inoperable vehicles on a lot for more than 15 days
\$500	\$1000	\$1500	Speeding - driving faster than the permitted speed this includes all motorized vehicles (cars, trucks, ATV's, and any other OFF-ROAD Vehicles or street legal) vehicles Driving faster than conditions safely permit - this includes all vehicles. Driving on any portion of the common area and not on designated roads - this includes all vehicles
\$1000	\$1000	\$1500	Not utilizing the proper contractor to hook into main water lines. Only authorized contractors approved by the board of Trustees are allowed to tie into the main water system, for individual lot hookups. All connections must be inspected by the Sunridge water manager if using an outside contractor.

\$1000	\$1000	\$1500	<p>Not following guidelines for water line installation.</p> <p>The cross-contamination and check valve/backflow prevention guidelines for water line installation must be adhered to.</p> <p>All connections must be inspected by the Sunridge water manager if using an outside contractor.</p>
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Revised 2/9/20023