PEACEFUL VALLEY PROPERTY OWNERS ASSOCIATION, INC

RULES & REGULATIONS

UPDATED & APPROVED BY THE PVPOA BOARD OF DIRECTORS
January 1, 2026

Additions/Deletions/Modifications

Date	Page	Content
January 1, 2026	8	Removed #6 paragraph regarding Paddlefish modified because Peaceful Valley no longer has an agreement with Osage to breed paddlefish in exchange for stocking catfish. Osage terminated the agreement due to low yield of paddlefish eggs. The taking of Paddlefish is still prohibited. Removed d. per PWSD – public fishing from lift station no longer permitted
January 1, 2026	8-9	Addition of Paragraph 1: sentence 6 requiring watershed engineering, A) Drainage and culvert installation outlined, B) Fence requirements. Addition of #3: roof mounted solar only. Addition to #4 of sentence #5 regarding watershed. Addition to #5 of landscaping and watershed schedule and expectations.
January 1, 2026	10	Deletion of #3 – omitting additional camping charge past 7 days Addition of new #3 – clarifying camping only permitted in campground
January 1, 2026	10	Addition of Storage Yard section, items 1-11
January 1, 2026	12-14	Addition of Gate Policy
January 1, 2026	14-16	Addition of Fine Schedule and Appeal Process

PEACEFUL VALLEY PROPERTY OWNERS' ASSOCIATION, INC.
RULES AND REGULATIONS

Violation of any of these listed rules and regulations may subject a member to fines and/or suspension of membership privileges.
(Note: References to Missouri State Law are denoted by RSMo xxx.xxx.)

1. Except for service animals, no animal or pet of any type is allowed on the beach, in the picnic area, in the lodge, at the gazebo, or the swimming pool. Stray dogs will be impounded, and owner is responsible for all costs.

2. All dogs must wear collars with owner identification tags and be restrained by leash or other means when off owners' property. Dogs, cats, or pets of any type are not allowed to run at large within PVPOA boundaries. When off their own property, pet owners shall clean up after their pet and properly dispose of the feces.

3. Fishing, swimming, picnicking, boating, skiing, etc. are limited to property owners and their immediate family, or guests accompanied by a property owner or a member of the property owner's immediate family. Immediate family is defined as children and grandchildren of members.

4. Hunting or discharging of firearms is prohibited within the boundaries of Peaceful Valley Lake Estates.

5. Missouri State Rules, Regulations and Restrictions will be used to control all noise due to incorrect or improper mufflers.

6. "FOR SALE" signs are prohibited on any lot not having a house. Lots with houses are permitted one For Sale sign on non-lakeside lots. Lakeside lots with houses may have one For Sale sign street side and one lakeside. Realtors are not permitted to place direction signs anywhere within Peaceful Valley Lake Estates, except on the day before and day of any "open house" event. The member or realtor must notify the PVPOA office of the date/time of the "open house" event so we can coordinate with our security protocols. Any signs found in violation of these rules will be confiscated.

7. Members who fail to pay assessments will be denied access to the amenities.

8. No rubber tires or other cushioning devices may be attached to the public docks. All cushioning devices are the responsibility of the boat owner and must be carried with the boat.

9. Four wheelers, side-by-sides, motorcycles, golf carts and all other motorized vehicles must be:

10. driven on the roadways in the same manner as automobiles, keeping to the right and adhering to the same posted speed limits as other vehicles. Careless or reckless operation of the above-mentioned vehicles are subject to Missouri State laws governing licenses used in operating any vehicle.

11. registered with the Association and identified with the member's PVPOA membership number and license plate if required by Missouri state statutes.

12. Modification of green areas by surrounding lot owners is encouraged with prior approval by the Board of Directors. Generally, such improvements would be removal of dead wood, pruning, general clean up,

etc. No permanent structures are allowed. Lot owners may beautify a green area only if a written request describing the modification in full is approved by the Board before any modification is done.

13. Offensive activity (loud parties, etc.) that disturbs other members is not allowed.

14. All common areas that access the lake (dam, beach, marinas, gazebo areas, etc.) are closed between 11:00 pm and 6:00 am.

15. Rental Property within Peaceful Valley Lake Estates:

a. Definitions:
   i. **Short Term Rental:** The rental to transient guest(s) of the whole or a portion of a single or multi-family dwelling unit located in Peaceful Valley Lake Estates for a period of less than thirty (30) consecutive calendar days. Examples include, but are not limited to, bed-and-breakfast facilities and rentals arranged through online marketing or facilitation services.

   ii. **Long Term Rental:** The rental to transient guest(s) of a whole or portion of a single- or multi-family dwelling unit located in Peaceful Valley Lake Estates for a period of thirty-one (31) consecutive days or longer. Examples are seasonal rentals of 3 months, full-year rentals, etc.

1. No short-term rentals are allowed in Peaceful Valley Lake Estates. No rentals of vacant lots will be allowed in Peaceful Valley Lake. Any property owner violating this rule will be assessed $50 or 25% of the daily rental fee, whichever is greater for each day the dwelling is rented. The assessment is due within 30 days of being invoiced. If the assessment is not paid in 30 days, it will be deemed delinquent. This assessment shall bear interest at the rate of eighteen percent (18%) per annum from the date of delinquency and such assessments, together with interest shall constitute a lien upon a dwelling until against which it is assessed until the amount, together with the interest and charges, is paid in full.
2. Members of Peaceful Valley Lake Estates, who own a dwelling and rents said dwelling, must communicate to Peaceful Valley Property Owners' Association in writing that the dwelling is rented. The owner may assign their membership rights/privileges for the amenities to the renting party. Members must communicate in writing to the Board of Directors of Peaceful Valley Lake Estates the assignment of these rights/privileges. Upon assignment, the owner must relinquish said rights/privileges for that property. However, should the owner of a rental property wish to retain membership privileges, he/she must pay additional membership dues. One rental property may only bear two (2) families, the renter and owner/member.
3. The owning member will retain the control and voting rights. The owner is responsible for all dues and assessments. The renter and owner are responsible for any possible damage to Peaceful Valley Lake Association property.
4. For any rented house, the property owner must notify PVPOA in writing of the renters' name the length of rental period, and if they have passed their membership privileges to the renters. If so, ensure that the renting party complete the PVPOA Security Information

Sheet, in addition to the following information in writing to Peaceful Valley Property Owners Association:

5. Complete legal name of the renter and any other persons residing in the dwelling.
6. Type and length of rental period (e.g., month to month, year's lease, etc.)
7. Vehicle make, model, year and license plate number with supporting documentation (title or registration) for each vehicle owned or used by the renter and other resident in the dwelling
8. Watercraft make, model, year, registration number and copies of ownership documentation (title or registration).
9. Golf carts, ATV's and other off-road vehicles, etc.
10. Notification whether the owner has passed member privileges to the renters or retained them for themselves.

WATERCRAFT

1. All motorized watercraft (e.g., boats and Personal Watercraft (PWC) must be registered with the association using the PVPOA Security Information Form. Unregistered boats or PWCs are not allowed on the lake. After verifying ownership, we will issue two membership decals per boat or one per PWC. For boats, membership numbers and decals should be placed on the port and starboard sides of the boat as far aft as possible. For fishing boats that ride low in the water in the stern, place the numbers and decals on the port and starboard sides above the waterline, usually amidships. PWCs will be issued one decal to be placed on the "nose" of the bow, along with contrasting color membership numbers.

(Note: RSMo 306.040 prohibits placing anything other than registration numbers on the sides of the bow of the boat)

2. All boats must be state-registered in property owner's name. In accordance with RSMo 306.030, the pocket-sized "certificate of number" document received as part of the registration document must on board the boat whenever the boat is in operation.

3. Only boat(s)/PWC(s) owned solely by the property owner and registered solely in the property owner's name may be brought onto the association property. Property owner(s) or a member of the owner's immediate family must accompany the boat when in operation on the lake. Members of the immediate family are not permitted to bring boats or PWCs owned by them or registered in their names on association property. Members will be allowed a maximum of 3 motorized watercraft per owner name (said watercraft must meet current PVL watercraft restrictions). The number of allowed watercraft is not determined by the number of lots owned, and is solely based on owner name.

4. No guest boats are allowed on the lake or in Peaceful Valley Lake Estates.

5. In accordance with RSMo 306.100, All boats are required to carry the following equipment: (Note: PWC equipment list and restrictions are in paragraph 6 below.)
    a. Standard red and green navigation lights on the bow and a bright white light aft.
    b. US Coast Guard-approved wearable personal flotation device suitable for each person on board or being towed.
    c. A B1-type fire extinguisher

6. In accordance with RSMo 306.142, All Personal Watercraft (PWC) are required to carry the following equipment:
    a. Each person on board or being towed must wear a US Coast Guard-approved Type I, II, III, or IV personal flotation device.
    b. A B1-type fire extinguisher
    c. If towing a person(s), the PWC must either have a second person on board to act as spotter, or the PWC must be equipped with an approved ski mirror in a position to observe the progress of the person(s) being towed.

7. The trailer and vehicle must be removed from the launch area after the boat has been launched.
8. (RSMo 306.125.3) Vessels shall not be operated within 100' of any dock, pier, occupied anchored boat or buoyed restricted area on any lake at a speed in excess of slow-no wake speed. (Note: This law was enacted in 2018 and supersedes PVL's previous 55' rule)
9. All motorized watercraft traffic on the lake shall move in a counterclockwise course.

10. Speed limit: 5 MPH in designated fishing area (southwest end of lake) and in no-wake areas in coves and near the dam. Dead slow in Marina area. 40 MPH max speed in main channel. Proceed at slow speed within 100 feet of sailboats, rowboats, canoes, fisherman, and swimmers.

11. (RSMo 306.090) Maximum sound levels for watercraft must be less than 86 decibels on an A-weighted scale when measured from fifty or more feet from the watercraft. To compare, a household blender sound ranges between 80 and 90 decibels.

12. Watercraft right-of-way: (1) Sailboats, (2) Paddle boats, (3) Rowboats, (4) Canoes, (5) Pontoon Boats, (6) Fishing Boats, (7) Speed Boats, and (8) Personal Watercraft.

13. No boats or PWCs are permitted in the swimming area near the beach.

14. Careless or reckless operation of boats and PWCs is prohibited. The watercraft owner and/or operator is responsible for damage caused by the watercraft's wake or the watercraft itself. Heavy rainfall causes logs and other debris to enter the lake. Use extra caution during these high-water periods.

15. To maintain equality for every property owner, no boat shall be left for more than 48 hours on community property docks. After 48 hours, boats must be removed from the community docks for a minimum of 48 hours. If an infraction occurs, the boat will be towed at the owner's expense by an independent towing company and stored at the towing company's storage area at the owner's expense.

16. Missouri State boating regulations shall apply. Notably, persons 14 and over must have a Missouri Boating Safety Identification Card. No one under the age of 14 is permitted to operate a motorized boat unless accompanied by an adult with a Boating Safety Card. No one under the age of 14 may operate a PWC at any time, unless a person 16 or older with a Boating Safety Card is aboard the craft (RSMo 306.127.)

17. Nighttime Watercraft Operations:

    Definition: Nighttime is defined as ½ hour after sunset until ½ hour before sunrise. Current sunrise and sunset times at Peaceful Valley Lake are available at www.peacefulvalleylake.com .

    1. PWCs are prohibited from operating at nighttime.

    2. Non-motorized watercraft, such as kayaks, canoes, row boats, and paddleboats may operate at night, but must display a flashlight or lantern showing a white light, which should be exhibited in enough time to avert collision. (RSMo 306.100.3)

    3. Boaters engaged in fishing at night do not need to display lights if they are within 50' of shore and either drifting or using a trolling motor. If another boat comes within 200' of their position, the fishing boat should display their white stern light to indicate their location. Full navigation and stern lights must be on when the boat is using any motor rated greater than 2 HP. (RSMo 306.100.6).

18. Prohibited Watercraft

    1. Boats containing "Heads" or "Galleys" are prohibited from use on the lake.

    2. A "wake boat" shall be considered any watercraft that can artificially create an enhanced wake through any means, including but not limited to; internal ballast tanks, external ballast bags, wake gates and/or plates, wave gates and/or tabs, and/or a hull designed for additional water displacement. No watercraft of this description are allowed to operate on the lake with the exception of those registered with the Association before July 19th, 2021.

19. Watercraft horsepower: 250 hp or less is recommended, not to exceed 300 hp.

FISHING

1. A fishing license is required in accordance with the Wildlife Code of Missouri.

   According to RSMo 578.520, unlawful fishing in Peaceful Valley is a class B misdemeanor, and a 1-year suspension of the perpetrator's state fishing license. Either the property owner or a member of the owners' immediate family must be with their guests when fishing. If a guest is fishing and not in the company of an owner or member of the owner's immediate family, or if the individual is trespassing, the state conservation agent will be contacted to issue a citation for unlawful fishing.

2. Live bait is restricted to shiner minnows, worms, crayfish, and insects (i.e. crickets, grasshoppers, etc.)

3. Fishing lines may not be left unattended over 24 hours.

4. Jug fishing and trotlines are prohibited.

5. Most of the shoreline is privately-owned. Because of this, fishing from the shore is only allowed in the following areas:

    a. Anywhere along the dam, from the spillway during low water conditions, and along about 200' along the northern shore west from the end of the spillway
    b. In the beach area along the peninsula reaching into the lake—however, no fishing is allowed in the swimming area between the beach and swimming rope.
    c. In the marina areas on both the south side of the lake near the lodge, and on the north side of the lake off Woodson.
    d. From the peninsula at the upper end of the lake, along the shore at the southwesternmost part of the lake.
    e. For safety reasons, there is no fishing from the bridge at the lower entrance.
6. The taking of paddlefish is prohibited.

7. If cleaning fish, dispose of the carcass and entrails appropriately. Do not leave them near the shore.

9. Fish size and limits shall be as posted at the lodge and fishing areas and updated by the Department of Conservation.

BUILDING

1. When building a house/structure, submit a complete set of drawings to the Board of Directors for approval. A complete set consists of: (1) foundation plans, (2) first floor plan, (3) two elevation drawings, front and side view, (4) typical wall section, (5) plot plan. (6) watershed mechanisms to spec of engineer (proper culvert and ditch requirements must be met). Any deviation from approved plan will require further Board approval.
    a. **Drainage and Culvert Installation**
    Any property owner or contractor proposing to install, replace, or modify a culvert or drainage structure within or across a community ditch, drainage easement, or right-of-way must first obtain written approval from the Board of Directors.
    All culvert installations shall be designed, reviewed, and approved by a licensed professional engineer at the property owner's expense to ensure proper drainage flow and protection of community infrastructure. No work may begin until such engineering approval and Board authorization have been granted in writing. Improperly installed culverts may be subject to removal or correction at the owner's cost.
    b. **Fences**
    All fence installations within Peaceful Valley Lake must receive prior approval from the Board of Directors before construction begins. Fence materials, design, placement, and height shall comply with the aesthetic, safety, and property boundary standards established by the

Association. Unauthorized fence construction or deviation from an approved plan may result in enforcement actions, including required removal or modification at the owner's expense.

2. When building a boat dock and/or concrete sea wall, submit a complete set of plans for approval by the Board of Directors. The plans must show: (1) the location of the boat dock and/or concrete sea wall relative to the shoreline, (2) front and side views of the dock, (3) construction materials and techniques to be used including foundation if applicable. Only encapsulated floats are permitted for floating docks. Steel or plastic barrels or exposed expanded polystyrene foam floatation is not permitted. Boat docks may not extend into the lake more than 32 feet from the shoreline.
3. Only roof-mounted solar energy systems are permitted; ground-mounted solar panel systems are not allowed within Peaceful Valley Lake.
4. Once the board approves the plans, the owner must provide a construction deposit of $500 before a Permit is issued. This escrow is to repair damage done to roads/other amenities during construction. If no damage occurs the $500.00 construction deposit will be returned upon completion of the building and inspection of the Building committee. If construction commences without a permit, the owner is subject to a non-refundable assessment of five hundred dollars, ($500.00), and will be required to remove any unauthorized building or structure. To ensure environmental responsibility, construction projects must incorporate proper watershed mechanisms, failure of which may result in forfeiture of the security deposit upon completion.
5. Outside structure must be completed within six (6) months after construction commences. Landscaping and appropriate watershed mechanisms (culverts, ditches, drains) must be implemented within 12 months from the issuance of the construction permit. If outside construction or landscaping/watershed mechanisms are not completed in the time allotted, a monthly fine of $100 will be enforced until construction is complete. If construction is anticipated to knowingly take longer, a permit extension must be approved by the board one month prior to current permit expiring. All building permits are good for 12 months from issuance date.
6. Building restrictions, as recorded at the Recorder of Deed's Office, Gasconade County, Hermann, Missouri, on September 14, 1964, include:
   a. Only one family dwelling per lot.
   b. The home must be the first building on the lot, excluding a chest type storage compartment, no larger than 3' high, 3' wide, and 4' long, non-walk in type, to be used for tool and material storage.
   c. No tarpaper roll brick siding or similar material may be used on the outside walls.
   d. All homes must have a minimum of 700 square feet of living space on the ground floor (excluding carports, porch, decks, etc.)
   e. No portion of the home, including overhangs or porches, may extend nearer than 20 feet from the road right-of-way, or six (6) feet from the side lot lines, and if a lake lot, 30 feet from the water line.
7. It takes five (5) Board members to approve a set of drawings and issue a permit. Building plans are approved only at the monthly Board meeting.
8. A permit is valid for one (1) year after approval. Extensions must be requested from the Board of Directors a month before the permit expires.

CAMPING

1. To maintain equality for every property owner, no camper (defined as travel trailer, RV, motor home, pop-up, tent, or the like) shall be left for more than 48 hours on the campground without being used daily. If an infraction occurs, the violator's property will be towed to the community storage area by a commercial towing company, at the owner's expense. All campers must be registered with the Association. No guest campers are allowed in Peaceful Valley Lake Estates.

2. Only one (1) camping space per property owner is allowed. Usage is on a daily basis. Property owners must register with the PVPOA office or with a PVPOA representative upon arrival or within 48 hours. No camper may occupy campground site for more than 14 consecutive days. At the end of 15 days, water and electric will be turned off. At end of 20 days camper will be towed by a commercial towing service to their storage area, and the cost will be billed to the owner. Camper must be removed from campground for minimum of 14 days before returning.

3. Camping is only permitted in the campground (reference #1 of abstract of restrictions recorded 9/14/64 stating lots shall be used exclusively for residential purposes).

STORAGE YARD

1. The storage yard is not a "salvage yard" or collection site. The purpose of this amenity is to keep the roadways and marinas clear of trailers.
2. No motorized vehicles allowed, except for campers.
3. Units must be in good working order. Derelict/ damaged property may not be stored here.
4. All units must be owned and registered by a member in good standing.
5. Member number must be on the unit and visible.
6. Members may not reserve more than one space.
7. Peaceful Valley is not responsible for personal property in public amenity – store at own risk.
8. Once your unit is parked, inform the office of space number & unit stored.
9. Reserved signs are available on rules sign at yard entrance. Please use these if you wish to save your space when your unit is not present there.
10. Office cannot guarantee reservation, however they will attempt to assist in preserving your registration, assuming it is previously recorded.
11. Peaceful Valley reserves the right to tow unregistered or unqualified units per these rules.

POOL

Note: There are no certified lifeguards on duty, so the primary rule is swim at your own risk. The Peaceful Valley personnel on duty are there to enforce the following rules--they are not providing childcare.

a. Children must be 14 or older to enter by themselves.
b. Children under 14 must be accompanied by an adult 18 or older.
c. No running is allowed in the pool area.
d. No glass containers are allowed in the pool area.
e. No alcoholic beverages are allowed in the pool area.
f. No cut-offs or street clothes will be worn in the pool.
g. No "cloth" life vests will be used in the pool.
h. No inflatable or styrofoam rafts, chairs, or tubes will be allowed in the pool.
i. No "horseplay" is allowed on the pool deck.
j. Enter the pool by using the gates--no jumping the fence.
k. A parent or adult who accompanies a child inside the baby pool enclosure must stay within the enclosure while the child is there.
l. All guests must be accompanied by their PVL Member sponsor.
m. All members and guests must sign in before entering the pool area.

These rules for the pool are for the protection and safety of you, your family and your guests.
Please help our pool monitors in keeping your pool a clean and safe place to swim.

SKIING, TUBING & SWIMMING

1. (RSMo 306.120.) When towing a person or persons on water skis, or a surfboard, tube, or similar device, boats and PWCs must either have:
   A ski mirror as approved by the Missouri State Highway Patrol, or
   A person, in addition to the operator, in a position to observe the person(s) being towed.

2. (RSMo 306.120.2) Skiing, Tubing and Swimming are permitted only between sunrise and sunset. Never tow a person closer than 75 feet to any object.

3. (RSMo 306.126.2) If a person leaves a watercraft and enters the water between the hours of 11:00 a.m. and sunset, the watercraft operator shall display a red or orange flag measuring not less than twelve inches by twelve inches. The flag shall be visible for three hundred sixty degrees around the horizon and displayed only when an occupant of the watercraft has left the confines of the watercraft and entered the water. The flag shall not be displayed when the watercraft is engaged in

towing any person but shall be displayed when such person has ceased being towed and has reentered the water. If the watercraft is moored or anchored, no flag needs to be displayed. For safety reasons, swimmers must stay within 15 feet of a moored or anchored boat.

4. (RSMo 306.126.3) Watercraft encountering another watercraft displaying an orange or red flag (aka, flagged vessel) as described above shall either (a) stay 150 feet away from the flagged vessel at higher speeds, or (b) slow to no-wake speed if closer than 150 to the flagged vessel.

5. All swimmers must remain within 25 feet of the shore or nearest dock/swim platform.

6. No swimming or sunbathing is permitted on or within 25 feet of all Association-owned launch ramps.

7. To swim in the lake, children under 14 must be accompanied by an adult 18 or older.

Violation of any of the above rules and regulations may subject a member to fines and/or suspension of membership privileges.

Lake Gate Access Policy & Procedure

Purpose
The purpose of this procedure is to establish uniform policies and protocols governing access to the gated entrances of Peaceful Valley Lake. These procedures are intended to promote the safety and security of all residents, guests, and property, while facilitating efficient and courteous gate operations.

Scope
This procedure applies to all individuals entering or exiting the community, including residents, guests, vendors, contractors, delivery personnel, and emergency responders. All persons granted access to the community are expected to comply with these procedures and any related rules or regulations adopted by Peaceful Valley Property Owners Association.

Gate Operations
Gate Access Control:
1. Access is managed via Mobile Access (Avigilon Alta) or Smart Cards. All such devices and codes are property of the association and may be deactivated or reassigned at the association's discretion. The gate area is monitored by video surveillance for security and enforcement purposes.

2. Resident Access
   a. Each property owner will be issued up to 8 authorized mobile access credentials.
   b. Residents may also be assigned a unique smart card (faub). There is a $35 refundable deposit for each card.
   c. Sharing of gate access or card with non-members is strictly prohibited.

d. Lost, stolen, or malfunctioning devices must be reported immediately to the Office. Replacement devices will be subject to a new deposit if old one is not turned in.
e. Residents are responsible for the conduct of all individuals to whom they grant access.

3. Guest Access

a. Residents may register guests prior to their arrival through one of the following methods:
b. Self service via mobile application "Cloud Pass";
c. Direct communication with the office via telephone or email
d. (office hours are limited: Mon-Thurs 9-2)
e. Visitors & Vendors will be instructed to CALL THE PROPERTY OWNER for access
f. Unregistered guests will be denied entry unless the resident can be reached for verification.
g. Per regular rules, guests are always welcome with members
h. Guests must comply with all community rules

4.Vendors, Contractors, and Deliveries

a. Regular service providers (e.g., landscaping, pool maintenance, housekeeping) must be listed on the POA's Authorized Vendor List to receive credentials.
b. Vendors and contractors are permitted access during designated service hours: 6am-9pm
c. Delivery personnel (including USPS, FedEx, UPS, and Amazon) may be granted access upon verification of delivery address if they haven't completed process to receive credentials.

5. Emergency Access

Emergency services shall be granted 24-hour access through pre-established override systems or approved access codes. Gate personnel shall not impede the entry of emergency responders under any circumstances.

6. Enforcement and Violations

a. Any misuse of gate access privileges, including but not limited to unauthorized entry, card sharing, or falsified guest registration, shall be considered a violation of policy.
b. Any damage to the security gate will be billed to the responsible property owner.
c. Violations may result in one or more of the following actions:
d. Written warning;
e. Imposition of fines as permitted under the POA governing documents;
f. Legal or law enforcement action, where applicable.

7. Administration and Recordkeeping

The Property Owners office shall maintain all records pertaining to gate access, including device assignments, access logs, and authorized guest and vendor lists.
Personnel shall complete incident reports for any security-related events or policy violations.

8. Policy Review
This procedure shall be reviewed annually by the Association Board or Security Committee and may be amended as necessary to reflect changes in technology, community needs, or governing laws.

Fines Schedule Policy for Rule Violations

PVPOA is committed to maintaining a harmonious and well-maintained community for all residents. To uphold community standards and ensure the enjoyment and safety of all residents, the PVPOA has established a fee schedule for rule violations. This policy outlines the fees associated with various rule violations and the procedures for enforcing them.

I. General Principles:

1. Compliance with PVPOA Rules: All residents and property owners within the community are expected to adhere to the rules and regulations established by the PVPOA. These rules are designed to promote the well-being of the community.
2. Fair and Consistent Enforcement: The PVPOA will strive to enforce rules consistently and fairly, taking into account the nature and severity of the violation and any mitigating circumstances.
3. Notice and Opportunity to Cure: In most cases, residents will be provided with written notice of a rule violation and an opportunity to remedy the violation within a specified timeframe before fees are imposed.
4. Fee Schedule: The following fee schedule outlines the types of rule violations and the associated fees:

II. Fine Schedule for Rule Violations:

A. Non-Compliance Fees:

1. First Violation: Written Warning
2. Second Violation: $100
3. Third Violation: $250
4. Subsequent Violations: $500 per occurrence

III. Enforcement Process:

1. Notice of Violation: When a rule violation is observed or reported, the PVPOA will provide a written notice to the violator, specifying the nature of the violation and a reasonable timeframe for compliance.

2. Opportunity to Cure: The violator will be given an opportunity to correct the violation within the specified timeframe. If the violation is corrected within this period, no fees will be imposed.

3. Imposition of Fees: If the violation is not corrected within the specified timeframe, the fees outlined in the fee schedule will be imposed.

4. Appeals Process: Residents have the right to appeal fee assessments. Details of the appeals process can be found at the end of this document.

IV. Collection of Fees:

All fees imposed for rule violations will be added to the violator's PVPOA account and must be paid within 30 days of the assessment. Failure to pay these fees may result in additional enforcement actions, including legal action or a lien on the violator's property.

V. Amendments:

This fee schedule policy may be amended by the PVPOA Directors as necessary. Any amendments will be communicated to all residents in accordance with the PVPOA's governing documents.

Appeal Process for PVPOA Fine Assessments

PVPOA is committed to maintaining a fair and transparent process for residents to appeal fines or fee assessments related to rule violations. This appeal process outlines the steps and procedures for residents to follow when they wish to dispute a fine or fee imposed by the PVPOA.

I. Eligibility to Appeal:

Any resident or property owner who has received a fine or fee assessment from the PVPOA for a rule violation is eligible to file an appeal.

II. Grounds for Appeal:

Residents may file an appeal on the following grounds:

1. An error in the fine or fee assessment.
2. Evidence of compliance with PVPOA rules or mitigation of the violation.
3. An assertion that the fine or fee is unjust or excessive.

III. Appeal Timeline:

Residents must file their appeal within 15 days of receiving the written notice of the fine or fee assessment. Appeals received after this period may not be considered.

IV. Appeal Submission Process:

Residents wishing to file an appeal must follow these steps:

1. Draft a written appeal letter clearly stating the grounds for the appeal and providing any supporting documentation.
2. Include the following information in the appeal letter:

- Name and contact information of the appellant.
- Property address.
- Date of the original fine or fee assessment.
- A description of the violation or incident leading to the fine.
- Any evidence, documents, or photographs supporting the appeal.

3. Submit the appeal letter, along with any supporting documentation, to the PVPOA's office. Ensure that the appeal is received within the designated timeline.

V. Review of Appeals:

Upon receipt of an appeal, the PVPOA will initiate the following review process:

1. The PVPOA Board of Directors or a designated appeals committee will review the appeal within 30 days of receiving the appeal.
2. The appellant may be requested to attend PVPOA Board meeting or appeals meeting to present their case.
3. The decision of the PVPOA Board or appeals committee will be communicated to the appellant in writing, including the rationale for the decision.

VI. Decision:

The decision of the PVPOA Board is final. If the appeal is granted, the fine or fee assessment will be adjusted or canceled accordingly. If the appeal is denied, the original fine or fee assessment remains in effect, and the appellant is expected to make the payment within the specified timeframe.

VII. Confidentiality:

All information submitted during the appeal process will be treated as confidential and used solely for the purpose of the appeal review.