

Cripple Creek Fines & Fees Schedule 2013/2014

Animals in Prohibited Areas
 Failure to Remove Pet Waste
 Unattended Animal
 Flammables, Propane (with or without BBQ Pit)
 BBQ Pit use less than 10' from a building (Police or Fire Dept will be notified)
 Storage in Common Area
 Improper Items Stored on Patio or Balcony
 Antenna Placement Violation
 Exterior Modification without permission (plus restoration costs)
 Failure to Provide Mortgage or Insurance Information
 Trash outside Unit (Common Area or Limited Common Area)
 All other Violations of Rules, Bylaws, or Declaration not delineated herein

During Any 12 Month Period			
1st Offense	2nd Offense or Failure to Remediate	3rd Offense	4th & Subsequent Offense
Warning	\$ 50	\$ 100	\$ 200
\$50	\$ 50	\$ 50	\$ 200
Warning	\$ 50	\$ 100	\$ 200
\$100	\$ 100	\$ 200	\$ 200
Warning	\$ 100	\$ 200	\$ 200
Warning	\$ 50	\$ 50	\$ 75
Warning	\$ 50	\$ 50	\$ 75
Warning	\$ 50	\$ 100	\$ 200
Warning	\$ 200	\$ 200	\$ 200
Warning	\$ 200	\$ 200	\$ 200
Warning	\$ 50	\$ 50	\$ 100
Warning	\$ 50	\$ 50	\$ 100

Fines as delineated here that are unpaid plus any Attorney's fees incurred by the Association to enforce compliance by any Owner with the Condominium Declaration, the By-Laws, Articles of Incorporation, or Rules and Regulations of the Association, shall constitute a lien on such Unit superior (prior) to all other liens and encumbrances, except only for:

- (1) All taxes and special assessments levied by governmental and taxing authorities; and**
- (2) All liens securing sums due or to become due under any prior recorded purchase money mortgage, vendor's lien or deed of trust**