

SCHEDULE OF COLLECTION RELATED FEES

CALVADA AERO PARK ASSOCIATION

**SCHEDULE OF FINES
YEAR 2011**

NRS 116.31031 POWER OF EXECUTIVE BOARD TO IMPOSE SANCTIONS FOR VIOLATIONS OF GOVERNING DOCUMENTS.

1) If a unit's owner, or a tenant or guest of a unit's owner, does not comply with the provision of the governing documents of an association, the executive board of the association may, if the governing documents so provide:

(a) Prohibit, for a reasonable time, the unit's owner, or the tenant or guest of the unit's owner, from:

- (i.) Voting on matters related to the common-interest community;
- (ii.) Using the common elements. The provisions of this paragraph do not prohibit the unit's owner, or tenant or guest of the unit's owner, from using any vehicular or pedestrian ingress or egress to go to or from the unit, including any area used for parking.

(b) Require the unit's owner, or the tenant or guest of the unit's owner, to pay a fine for each failure to comply that does not threaten the health and welfare of the common-interest community, **after being afforded an opportunity to a hearing**. The fine must be commensurate with the severity of the violation, but must not exceed \$100.00 for each violation or a total amount of \$1,000.00, whichever is less. However, if a violation is deemed by the Board to pose an imminent threat of substantial adverse effect to the health, safety or welfare of the unit owners or residents of the community, the Board may impose a fine of more than \$100 per week for such violation so long as the amount actually imposed is commensurate with the severity of the violation.

2) If a fine is imposed pursuant to subsection 1 and the violation is not cured within 14 days or a longer period as may be established by the executive board, the violation shall be deemed a continuing violation. Thereafter, the executive board may impose an additional fine for the violation for each 7-day period or portion thereof that the violation is not cured. Any additional fine may be imposed without notice and an opportunity to be heard.

3) The imposition of such fine must comply with the requirements of subsection 6 of NRS 116.31065.

ALL VIOLATIONS FOR WHICH A FINE MAY BE IMPOSED SHOULD BE EVALUATED BY THE BOARD AT A HEARING WITH ALL RELEVANT FACTS TO EACH SITUATION TAKEN INTO CONSIDERATION.

SCHEDULE OF COLLECTION RELATED FEES FOR DELINQUENT ASSESSMENTS

Notice of Intent to Lien:	\$ 195.00
Notice of Delinquent Assessment:	\$ 375.00
Notice of Default:	\$ 400.00
Title Search at time Notice of Default recorded:	\$ 375.00
Notice of Sale Fees:	\$1,500.00
(which may include Notice of Sale, Trustees Fees, Publishing & Posting, Conducting Foreclosure Sale)	
Recording fees:	\$14.00 for first recorded page \$1.00 for subsequent pages of document
Mailing fees:	\$8.00 per certified/ regular mailing
Bankruptcy Fees:	None unless awarded by Bankruptcy Court
Statement to Trustee Fee charged by Management	\$125.00
Payment Plan	\$30.00 per month
Escrow Demands	\$200.00
Any legal fees awarded by court	

The above fees may vary slightly depending on the company the Association has retained to perform collection services. The Nevada Real Estate Division was instructed by the Nevada legislature to adopt regulations setting forth the fees that may be charged related to the collection process. This schedule of fees will be superseded on the date such regulations adopted by the Nevada Real Estate Division become effective.

With respect to fees related to the collection of fines:

SCHEDULE OF COLLECTION RELATED FEES FOR FINES

Notice of Intent:	\$50.00
Notice of Delinquent Assessment:	\$375.00
Recording fees:	\$14.00 for first recorded page \$1.00 for subsequent pages of document
Mailing fees:	\$8.00 per certified/ regular mailing
Bankruptcy Fees:	None unless awarded by Bankruptcy Court
Payment Plan	\$25.00 per month
Any legal fees awarded by court	

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