EXHIBIT B - FINE SCHEDULE

ATTENTION: The following guidelines and fines shall be effective against all Members for any violations of the Declaration of Covenants, Conditions and Restrictions of the Foundation, the Second Amended and Restated Bylaws of the Foundation, any Policy of the Foundation and any Rules or Regulations of the Foundation.

Description of Violation	Time to Cure	Initial Fine / Penalty	Daily or Monthly Continuing Fine
Failure to Maintain Exterior (trees, shrubs, grass) (CC&R, Article VII, Section 1)	10 days after written notice	Cost (Note 1)	See Note 1
Failure to Maintain Exterior (including, not limited to, paint, repair, replace and care for roof, gutters, downspouts, exterior building surfaces, walks and other exterior improvements) (CC&R, Article VII, Section 1)	60 days after written notice	1st Initial $500 fine after 60 days. If cited as safety hazard, initial fine of $1,500 with 30 days to cure.	$50/day until cured or verifiable contract in place with reasonable timeframe to address deficiencies cited by the Foundation.
Destruction of Foundation (Common) Property (By-Laws Article V, Section 3)	None	$500 fine plus cost to repair and/or restore Common Property to condition prior to the incident.	
Policy #1: Sign Policy	None		See Note 10
Policy #2: Architectural Control Enforcement Procedures – Failure to Obtain Permit	None	$500	N/A
Policy #2: Architectural Control Enforcement Procedures – Failure to Execute ACC Permit as Approved by ACC Committee	30 days after written notice.	$500	$50/day until cured or verifiable contract in place with reasonable timeframe to address non-compliance issues cited by the Foundation.
Policy #3: Late Collection Policy – Failure to timely pay quarterly or special assessments	10 days from due date	1.25%	At 1.25% each month the payment is delinquent. See Note 3

Description of Violation	Time to Cure	Initial Fine / Penalty	Daily or Monthly Continuing Fine
Policy #15: Parking and Towing Policy – Illegally parked vehicles/ Blocking Public Access Way	½ Hour	Vehicles blocking public access ways will be towed at owner's expense. Towed vehicles will be impounded off-site plus a fine of $100.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Illegally parked vehicles/Fire Lane	None	Vehicles blocking public access ways will be towed at owner's expense. Towed vehicles will be impounded off-site plus a fine of $100.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Illegally parked vehicles/Parking on the Grass	None	Vehicles parked illegally will be assessed as a fine of $100 and are subject to towing at owner's expense. Towed vehicles will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Unlicensed /unregistered or undrivable vehicles	24 Hours	$100. Vehicles are subject to towing at owner's expense. Towed vehicles will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Commercial vehicles	1 Hour	$100. Vehicles are subject to towing at owner's expense. Towed vehicles will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Improperly stored snowmobiles	None	$100. Vehicles are subject to towing at owner's expense. Towed vehicles will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.

Description of Violation	Time to Cure	Initial Fine / Penalty	Daily or Monthly Continuing Fine
Policy #15: Parking and Towing Policy – Improperly parked golf carts	None	$100. Vehicles are subject to towing at owner's expense. Towed vehicles will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Improperly stored boats	None	$100. Boats are subject to towing at owner's expense. Towed Boats will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Campers	None	$100. Campers are subject to towing at owner's expense. Towed campers will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Trailers after expiration of Trailer Permit	None	$100. Trailers are subject to towing at owner's expense. Towed Trailers will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Excess vehicles parked in Townhouse, Zero Lot Line Homes and Condominium Parking Lots	None	$100. vehicles are subject to towing at owner's expense. Towed vehicles will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #15: Parking and Towing Policy – Guest vehicles parked after expiration of Guest Parking Permit	None	$100. vehicles are subject to towing at owner's expense. Towed vehicles will be impounded off-site.	$100/day. Towing charge and daily impound fees will be assessed by towing company.
Policy #17: Returned Check Policy	None	$35 plus any Service fee Assessed by Bank	See Note 4
Policy #18: Uniform Enforcement, Statement H	None		See Note 11

Description of Violation	Time to Cure	Initial Fine / Penalty	Daily or Monthly Continuing Fine
Policy #23: Hunting, Firearms, Weapons and Fireworks Policy – Discharge of Explosives (Fireworks)	None	$250	$250 for each day explosives and/or fireworks are discharged.
Policy #23: Hunting, Firearms, Weapons and Fireworks Policy – Recreational Discharge of Firearm – BB Gun, Pellet Gun, Airsoft Gun, Paintball Gun	None	$150	$150 for each day firearms are discharged after 1st offense.
Policy #23: Hunting, Firearms, Weapons and Fireworks Policy – Recreational Discharge of Firearm – gunpowder firearms (handguns, rifles, etc.)	None	$500	$500 for each day firearms are discharged after 1st offense.
Policy #23: Hunting, Firearms, Weapons and Fireworks Policy – Hunting and trapping	None	$500	$500 for each additional offense and referral to Game Commission. See Note 5
Policy #27: Road Bond and Permits – Failure to Post Bond	None	$250 per incident plus 20 cents per pound in excess of 10 ton load limit (20,000 lbs.)	
Policy #33: Pet Control Policy – No more than 2 Household Pets	24 Hours	Removal of pet	See Note 2
Policy #33: Pet Control Policy – Failure to Control Pet (Leash requirement)	None	$25	$50 for each subsequent occurrence.
Policy #33: Pet Control Policy – Failure to Control Pet (keep pet on property)	None	$50	$100 for each subsequent occurrence.
Policy #33: Pet Control Policy – Failure to license or inoculate	None	$50	$50 for each subsequent occurrence.
Policy #33: Pet Control Policy – Failure to clean/dispose pet waste	None	$50	$50 for each subsequent occurrence.

Description of Violation	Time to Cure	Initial Fine / Penalty	Daily or Monthly Continuing Fine
Policy #33: Pet Control Policy – Feeding Feral Cats or other animals	None	$50	$50 for each subsequent occurrence.
Policy #34: Outdoor Grill Policy – Improper Storage	24 hours	$50	$50 /day until corrected. Improperly stored grills are subject to impounding.
Policy #34: Outdoor Grill Policy – Use on Common Property	24 hours	$100	$100 /day until corrected. Improperly used grills are subject to impounding.
Policy #40: Unit Rental Policy – Violation of Foundation Rules	None	1st offense-warning* *See Note 9 2nd offense-$500 3rd offense-$1,000	Subsequent offense fines of $1,000 & suspension of rental privileges for 30 days.
Policy #40: Unit Rental Policy – Rental of unit during a period of suspension	None	$1,000	30-day suspension will be reset from the date of the violation being confirmed. Access to amenities will be denied for 30 days.
Policy #40: Unit Rental Policy – Need for Pennsylvania State Policy intervention	None	All fines increased by $250	Period of suspension increased by 15 days if it is third violation.
Policy #40: Unit Rental Policy – Criminal Conduct	None		Referral to Pennsylvania State Police. HVH required to terminate rental agreement immediately.
Policy #40: Unit Rental Policy – Rental unit in disrepair	None		Rental prohibited until condition is remediated.
Policy #40: Unit Rental Policy – Period of Enforcement	None		No fines after 365 days, fine schedule will restart.
Policy #41: Painting/Staining Policy – Failure to Comply	None	$500 plus costs.	See Note 6

Description of Violation	Time to Cure	Initial Fine / Penalty	Daily or Monthly Continuing Fine
Policy #44: Pool Policy – Rule Violations	None	1st offense–30 minutes or remainder of day. 2nd offense–out of pools for a week. 3rd offense–loss of pool privileges for the season.	
Policy #44: Pool Policy – Cause for Pool Closure	None	1st offense-warning 2nd offense-$350 3rd offense-$350 4th offense-suspension for remainder of season	
Policy #44: Pool Policy – Delinquent Balance	None	Unit owners with delinquent accounts or other unresolved violations may not use the pools until account brought current	See Note 3
Policy #45: Outdoor Fire Policy	24 hours	$500	$500 /day until corrected. See Note 7
Policy #46: ATV/UTV Policy – Improper storage of ATV, UTV, dirt bikes, snowmobiles and/or go-cart	None	$100 and improperly stored vehicles are subject to impounding.	$100 /day until corrected. See Note 8
Policy #46: ATV/UTV Policy – Improper use of ATV, UTV, dirt bikes, snowmobiles and/or go-cart	None	$250 and Vehicles are subject to impounding.	$250 /day until corrected. See Note 8
Policy #48: Tree Removal and Replacement Policy – Removal of Trees Without ACC Permit	None	$1,000 per occurrence	
Policy #49: Noxious/Offensive Activity and Disruptive Noise	None	1st offense-warning 2nd offense-$100	$100 for each subsequent incident.

Note1:
The actual costs incurred by the Foundation in providing such maintenance shall be assessed and shall be added to and become part of the annual maintenance assessment of charge for the Private Dwelling Unit pursuant to Article VII, Section 2. The assessment of costs will continue for so long as the Foundation is providing maintenance.

Note 2:
Failure to comply with Foundation pet rules will result in a report being filed with the State Dog Warden. The offended party is entitled to file a complaint with the local District Justice, and this may result in a fine being imposed. Repeated violations will require that the pet be permanently removed from the property. If the owner does not comply, the State Dog Warden will be contacted for removal of the pet.

Note 3:
Membership rights will be suspended until quarterly or special assessments are brought current. Unpaid quarterly assessments plus penalties shall become liens against the Member's property. If legal action is taken to collect the unpaid assessments, all actual costs, including legal fees, will be passed on to the Member.

Note 4:
In the event that the face amount of the check, plus the returned check fee of $35 and any bank fees charged to the Foundation are not paid within 10 days from the date of notice; the Foundation reserves the right to prosecute for theft by deception.

Note 5:
Violations of the prohibition of hunting and recreational trapping on common and private property within the Hidden Valley Community may be reported to the appropriate authorities, including the Pennsylvania State Police and the Pennsylvania State Game Commission. For the first offense, a fine will be assessed. The Foundation may, at its discretion, either issue a warning or refer to the matter to the State Game Commission for prosecution. For the second and all subsequent offenses, a fine will be assessed and the matter will be referred to the State Game Commission for prosecution.

Note 6:
Homeowners who fail to comply with the Paint Policy will be charged a $500 administrative fee plus the actual cost of paint/stain and all materials and labor expended by the Foundation to have the unit painted.

Note 7:
Use of portable fire pits or chiminea in violation of the Outdoor Fire Policy will result in fines being assessed against the homeowner. In the event of continued improper storage, placement or use of portable fire pits or chiminea in violation of the Outdoor Fire Policy, the Foundation may, at its discretion, remove and impound the portable fire pit or chiminea until all fines are paid.

Note 8:
Use of ATVs, UTVs, go-carts and/or snowmobiles on any roadway or common area is strictly prohibited. An operator of any ATVs, UTVs, go-carts and/or snowmobiles on any paved street, road, or parking lot owned and maintained by the Foundation will be considered trespassing.

Note 8 *(continued)*:
Law enforcement officers will be contacted to determine if any criminal laws were violated. ATVs, UTVs, go-carts and snowmobiles that are operated on the lots, paved streets, roads, or parking lots owned and maintained by the Foundation, or that are improperly stored, are subject to impounding.

Note 9:
Unit Rental Policy 1st Offense: In the event that the 1st offense involves a criminal or an egregious act, i.e. one that creates a danger to person or property, a fine will be assessed in accordance with the fines assessed for the 2nd and 3rd offenses.

Note 10:
Violations of this policy are subject to fines as approved by the Hidden Valley Foundation Board of Directors.

Note 11:
The Foundation reserves the right to make any fine assessed for a continuing violation a continuing fine which will be assessed until the violation is corrected. For example, a fine of $25 per day is assessed as a violation. The violator does not act to correct the violation for twenty (20) days, the assessment shall be $25 for each day that the violation continued, or $500.