

1) Ransom Place HOA Fine Schedule adopted by the Board July 1, 2026

All penalties and fines are additive and cumulative

Remember, most of your neighbors now have multiple cameras and are recording your behavior 24/7. If you are renting or the home is non owner occupied, your tenant's behavior is your responsibility. The landlord and tenant can both be fined. Some violations may have fines levied without a warning. Late fines from \$50 to \$100 are assessed a late fee of \$10 every month if not paid within 30 days. Late fines above \$100 are assessed a \$20 monthly late fee every month if not paid within 30 days. Unpaid fines or remaining unresolved rules and fines shall result in foreclosure of the lien.

2) Premises are to be kept free of an accumulation of trash, junk, and debris including furniture and related items not of an outdoor decorative nature.

First offense, fine is \$50 and must be resolved within 1 week.

Second offense within a 6 month period or previous offense unresolved within 1 week , \$100/per week until resolved.

3) Fences, driveways, walkways, and accessory structures including decks and/or home not maintained including vines and mold growing on house or general disrepair

Violation is a fine of \$50 and must be resolved within 28 days and action within 1 week.

Violation unresolved in 28 days or action not taken within 1 week, \$100/week until resolved.

4) Lawn and Flower Bed/Home and Lot Maintenance

Violation is a fine of \$50 and must be resolved in 7 days. If not resolved within 7 days, the fine is \$100/week.

5) Miscellaneous i.e. A/C Window Units

Violation is a fine of \$100/week and must be removed within 7 days.

6) Architectural Changes Not Approved to the main property including new fences, decks, concrete, retainer walls, solar panels, and storage buildings and other new construction

First offense \$500 and must be corrected within 30 days and correction beginning and ongoing within 7 days or face another \$100/week fine until resolved.

HOA reserves the right to take corrective action at the owner's expense.

7) Nuisance/Noxious Behavior by You, Your renter or Your Guest. Excessive noise, disturbing the peaceful ambience of the neighborhood including but not limited to loud

noisy partying, fighting and loud arguments, vandalizing or stealing, driving recklessly, running stop signs, loud mufflers, burning rubber, drifting, passing other cars, and disrespecting signage, making noise that may be heard inside the home located on another lot.

First offense \$100. Subsequent offenses within a 6 month period is \$500. You will receive a warning by your registration method. If you do not respond immediately or the activity continues you will be fined. If it continues again within an hour or a repeated violation occurs within the 6 month period, you will be fined for the \$100 fine and another for the second and subsequent offense(s) at \$500.

8)Pet Management

a. Pets urinating or defecating on other property owners yards, driveways, sidewalks, or streets. First offense is \$50. Second offense within 6 months \$100. This is unsanitary and disrespectful. You must clean up after your own pet.

b. Not abiding by local, or any other applicable Leash Law is \$100 without warning. Subsequent offense within 6 months is \$200. You must immediately pursue your pet and get them under control of a leash.

9)Unpaid Yearly Assessment.

If you are over 90 days late on the current year or previous year's assessment, you need to contact the HOA at www.ransomplacehoa.com immediately to make arrangements for payment.

10)No Conducting Commercial Activity on your property

You may not conduct commercial activity on your property.

Fine is \$500 monthly until resolved which shall be determined by the sole discretion of the Board of Directors.

11)Parking Violation and Storage of Vehicles.

1. Vehicles must be parked in the garage or in the driveway. Vehicles may not block the sidewalk. Vehicles may not park on the grass.
2. \$50 fine and vehicle may be towed for parking on the street or any parking violation in the legal documents. Note: this is per vehicle and carries another \$50 penalty per vehicle every 24 hours until resolved. rev.08/04/22
3. No warning is given for towing when parked on grassy areas, fire lanes, sidewalks, or parking that creates a hazardous condition.

12)Failure to register as a landlord –See Rule 17

13) Failure to register as a homeowner with updated mailing address, email address, and/or telephone number when any contact information changes.

\$200 fine per month until resolved by registering again at the website, currently www.ransomplacehoa.com.

14) Lease or Non Owner Occupied Violation—See Rule 17, 18, and 19

15) Bulk Pick Up

Large bulky items like safes, couches, refrigerators, toilets and other things that don't belong at the curb or in your yard must not be visible from the street other than 14 days prior to pickup, otherwise you must make arrangements to remove them yourself. Violation is \$50 per week.

16) Trash Disposal

Remove all trash and recycling pickup from the curb/street within 12 hours after pickup. Violation is \$50. Cans or receptacles must be stored in the garage, behind the house or neatly on the side of the house (preferably on a concrete/stone surface). Receptacles may not block the garage door.

17) The Board adopted these additional non-owner occupied/rental/lease rules that go into effect as soon as it is published and notification has been sent to owners, 05/08/23.

All adult occupants must be on the lease.

No short term leasing under 6 months allowed. No subletting, assignment of leases, or partial home leasing. No leasing less than the entire home is allowed.

The homeowner of current and any eligible future occupants of non-owner occupied homes must turn in a lease agreement to the Board within 10 days of execution. Those already leasing must immediately, within 7 days, turn into the Board a copy of the current lease showing the date the lease expires. The address to mail the lease copy and any other required information below is the address listed at www.ransomplacehoa.com Pay Fees/Fines Mail To Address. This can also be emailed to the HOA by requesting the email address at the website contact button.

The landlord/homeowner must also **re-register** the home with each new or renewed lease agreement or **ONCE YEARLY** at the website and follow the registration form. This will clear up any vehicle changes, names, or contact numbers, etc. for occupants that might have occurred since the last lease expired or since the last yearly registration.

The homeowner must also provide the following information by the same timetable as above:

All occupants Full Names residing in the home and telephone numbers.

All vehicles driven by occupants in the home must be listed by Vehicle Operator Full Name, License Plate Number, Make of Vehicle, and Model.

The owner of the home is responsible to inform all occupants and visitors the home is within an HOA and the homeowner must explain all the rules, fines, covenants, conditions, and restrictions, including these rules listed, and failure to follow them could lead to fines, up to eviction by the HOA of occupants at occupants and homeowner's expense. **above paragraph is updated 06/22/2024**

The maximum number of Vehicles allowed to be stored at the property for non-owner occupied homes is the number of vehicles the garage and driveway can accommodate.

The owner will be fined for failure to abide by or produce this required information as listed in the Fine Schedule, currently 200 Dollars/month.

18) Illegal Renting, Leasing, or Non Owner Occupation: If a non owner occupied home is rented, leased, or otherwise occupied by anyone other than the owner where the home does not qualify to be leased, rented or occupied by a non owner, the owner will be fined \$5000 with an additional \$1000 the 1st day of each calendar month ongoing until violation is cured. The landlord must show by physical inspection, the violation is cured to the satisfaction of the board at their discretion.

19) Landlords Readily Accessible for Communication and Resolution of Issues:

Landlords must be available and responsive within 24 hours of contact by Ransom Place HOA. Example but not limited to: extended vacations or being out of reach of normal communication or access to needed paperwork to take necessary action to solve issues with their property. Landlords must cure any violations or issues presented to them by their registered contact information within the cure or correction time or will be in violation of this rule. If a landlord is not available to make these corrections or make legal decisions pertaining to their property in Ransom Place HOA they must arrange for a local manager or company with Power of Attorney to act on their behalf. This manager or company must be registered with the Ransom Place HOA with their contact information and respond on behalf of the owner to take action to remedy any issues. The fine for violating this rule is \$1000 and repeats on the 1st day of each calendar month until resolved.

20) Communication to Board Members:

Use the contact tab at www.ransomplacehoa.com , send or leave one message if you have the contact information of a Board Member, or reply to a previous email from the board to communicate your needs. Do not show up unannounced at a Board member's home without an agreed meeting time or appointment. The Board typically needs time to gather information to properly help you with your needs. The system notifies us immediately when members send a message or request through the website. Fine \$50

Rule and Fine adopted by the Board 08/08/2022

21) Garage Sales/Yard Sales:

Yard or Garage Sales are allowed a maximum of two times in a calendar year. The fine is \$100 for the first offense or \$200 for the second offense in a calendar year.

Note: Any violation that is being ignored could result in foreclosure of the homeowners lien.