

Exhibit A – Updated Fines and Violation Enforcement Policy

TRAPPER’S CANYON CONDOMINIUM UNIT OWNERS ASSOCIATION, INC.

Fines and Violation Enforcement Policy

Amended Rule by Board Resolution on May 23, 2026

Purpose

This policy establishes a clear, fair, and consistent process for enforcing the Declaration, Bylaws, Rules and Regulations, and any Board-adopted policies of the Association. It is authorized by Article XIII of the Declaration and the Board’s powers under the Bylaws.

Violation Notice

1. Upon becoming aware of a violation, the Association (or its management company) shall send the Unit Owner a written notice of violation by first-class mail (and email if on file).
2. The notice shall describe the violation, cite the specific provision violated, state any required corrective action and deadline (if applicable), and advise the Owner of the potential fine or other remedy.

Opportunity to Cure / Hearing

- The Owner shall have 14 days from the date of the notice to cure the violation (if curable) or to request a hearing before the Board.
- If a hearing is requested, it shall be held at the next regularly scheduled Board meeting (or a special meeting if necessary). The Owner may appear in person, by telephone, or in writing.
- The Board’s decision after the hearing shall be final.

Fines

- Fines shall be imposed in accordance with the schedule set forth in Article X of the Association’s Rules and Regulations (or as otherwise adopted by the Board):
 - First offense (within a 12-month period): **\$25**
 - Second offense: **\$50**
 - Third offense: **\$100**
 - Each day a violation continues after the cure period (or after a

Board decision) shall constitute a separate violation.

- Any fine not paid within 10 days after billing by the Association shall accrue a **late charge of \$25.00** for every month (or any portion of a month) that the fine remains unpaid.
- The Board may waive or reduce a fine or late charge in its sole discretion for good cause.

Collection of Fines

Any unpaid fine (including accrued late charges) shall be treated as a delinquent assessment and collected in accordance with the Association's Collection & Lien Policy, including interest, collection costs, and reasonable attorney fees.

Other Remedies

This policy does not limit any other remedies available to the Association under the Declaration, Bylaws, Rules and Regulations, or Wisconsin law, including injunctive relief or legal action.

Effective Date

This amended policy is effective immediately upon adoption by the Board of Directors.