

Exhibit A

The Ridge at Redhawk Wildlife Preserve Foundation, Inc.

The purpose of this schedule is to put structure around the rules & regulations contained in the Declaration of Covenants, Conditions and Restrictions and the Design Guidelines & Specifications.

Violations must be reported by a community member and confirmed by a member of the Board of Directors and GPCP. All violations will receive a written warning before any fine is assessed. It is not the intention to assess any fines during the first six months of 2015 in order to allow a community adjustment period.

Fee Schedule: Initial Violation - Written Notice, 7 days to Remedy*
Failure to Remedy (2nd Offense) - \$100 - 7 days to Remedy
Failure to Remedy (3rd Offense) - \$250 - 7 Days to Remedy
Failure to Remedy (4th Offense) \$100 Fine/day*** and Notice of Non Compliance filed with Summit County
(Plus reimbursement to the HOA for Lien filing and/or other legal actions taken)

*Snow Removal, Parking, Trash and Emergency matters must be remedied within 24 hours or less.

Failure to receive required approval from the DLC for any improvement or making an improvement to the Lot that does comply with the CC&R's or Design Guidelines:

*Owner required to remedy the infraction within stated times included in a Notice of Infraction, but in no event longer than 30 days. Remedy may require full removal of any improvement upon a parcel at the Owners sole expense.

Fee Schedule: \$250 (Minor Improvement) \$1,000 (Major Improvement)

Construction Non Compliance Fee Schedule

Construction Regulation Violations

Fee Schedule: 1st Offense - Written Notice Remedy*
Failure to Remedy (2nd Offense) - \$500**
Failure to Remedy (3rd Offense) - \$500 Daily Fine***, Non Compliance Lien and Stop Work Order enforced

(Plus reimbursement to the HOA for Lien filing and/or other legal actions taken)

*Constructions infractions must be remedied within 24 hours unless an extended timeframe is provided by the HOA/DLC. Failure to comply within 24 hours will result in a 2nd offense fine.

** 2nd Offense Fine: Contractor/Owner must remedy within 24 hours

***3rd Offense (final): Fine accrues daily, Stop Work Order enforced, Non Compliance lien filed with Summit County.

Failure to Complete Construction within 18 months

At such time as an owner realizes they will not meet their 18 month timeline they must schedule a meeting with the DLC to request an extension. 1st Extension will be for a 6 month period. Owner will be assessed a \$2500.00 fee. If revised 24 month timeline is not met a \$25,000.00 fee will be assessed allowing for a final 30 month completion schedule. Should the owner fail to meet the final 30 month deadline a maximum fee of \$50,000.00 will be assessed. Additionally, the Board of Trustees may elect to pursue corrective action as allowed within the Redhawk documents.

Homeowners should present and discuss the above timelines and fining schedules with their contractor and have terms and fines set forth within the construction contract/agreement.

Failure to Comply will allow Trustees to defer to CC&R's and enter lot to take corrective action at the Owners' expense and/or file an appropriate Lien against the non-compliant property/owner.

Ridge at Redhawk Community Association Community Rules and Regulations

The Ridge at Redhawk Wildlife Preserve Foundation Declarations includes restrictions on the use of the property, which all homeowners are required to follow. The items below elaborate on some of the most common violations, and are intended to maintain the exclusive status and the value of your property

1. Noxious weeds must be treated seasonally before going to seed on all lots. *(This can be as early as May for some noxious weeds and is ongoing through the summer season)* This is a Summit Count requirement and they will fine the lot owner. The County or the HOA may perform abatement and bill the owner for the expense.
2. All additions to the exterior of a home, including yard art, play equipment, basketball goal or other structure or device, is required to be screened from view of main roads and neighboring parcels, otherwise said features will require approval by the Design and Land Use Committee before installation.
3. Holiday Lighting Guidelines: see specific lighting holiday lighting guidelines.
4. Pets are not allowed to run at large and must be leashed or under the owner's supervision when off the owner's lot and pet waste picked up immediately.
5. Fireworks and other open burning or potential fire hazards are not permitted anywhere within Red Hawk.
6. No signs which are visible from any property shall be erected or maintained on any Lot or Parcel. *(exceptions: approved address monuments, legal proceedings, pre-approved construction signage and regulated for sale signage)*
7. Trash containers may be put outdoors the day prior of the scheduled pick up and must be taken from the road (visible site) the evening of pick up. Please do not overfill the container and be sure lid is closed tightly.
8. The community dumpster is limited to household waste. (No Construction Trash) Please break down all boxes or consider recycling. Never fill the dumpster above the rim where the lids will not close and never put trash outside the dumpster. Please always close the lids after placing items in the dumpster.
9. Parking: All equipment and other items including, but not limited to, motor home, trailer, boat, truck, tractor, garden equipment, snow removal equipment and any similar items must be kept at all times, except when in actual use, in an enclosed garage or otherwise shielded from view of the main road and neighbors. Daily use passenger vehicles are not included.
10. Recreational use of All-Terrain Vehicles and Snowmobiles are prohibited on all common area roadways, trails and on neighboring parcels.

Please refer to your Community CC&R's for a comprehensive summary of Lot uses and restrictions

Ranches at The Preserve Design and Land Use Review Committee

Design Review Fee Structure

The Purpose is to have the Design Process fully funded by Design Fees and avoid using HOA Annual Dues. It is also to encourage thoughtful submissions and acknowledge that the DLC is voluntary and that their time is a finite resource.

DLC Review of Land Use for Prospective Owners (DG 5.1.8)	\$1,000 + Plus Cost*
Design Review Fee	\$3,000.00 + Plus Cost*
Minor Landscape/Exterior Improvements (Existing Lot Owner)	No Charge
<ul style="list-style-type: none">• Address Monument / Entry Monument• Sculptures and/or Yard Art• Play Sets / Spas• Additional Plantings (minor)	
Major Landscape (<i>may require review by Architect on retainer</i>)	\$500.00 + Plus Cost*
<ul style="list-style-type: none">• Large Scale/Full Site Landscape Plan• Water Features / Pools• Solar, Wind, Alternate Energy development• Pasture• Recreation facilities• Patios, Fire pits, Landscape walls	
Minor Remodel (<i>may require review by Architect on retainer, fees passed on</i>)	\$500.00 + Plus Cost*
<ul style="list-style-type: none">• Room Additions/Bump Outs• Covered Patios• Parking Additions• Additional Fenestrations/Doors, etc• Decks• Siding or Roofing Replacement (if changed product or color)	
Major Remodel (<i>may require review by Architect on retainer, those fees passed on</i>)	\$1,000.00 + Plus Cost*
<ul style="list-style-type: none">• Significant Structural Additions• Driveway Re-alignments• Alterations to Site Grading/Retaining/Drainage	

*PLUS COST: Owners will be billed additional Design Review Fees for any expenses reasonably incurred by the Association beyond the above stated Design Review Fee.

Construction Bond Detail

POST Construction Compliance Deposits. All post construction remodels, additions or site development or improvement requires a Compliance Bond as set forth herein:

Compliance Bond: \$2,500 plus \$2,000/ per 1,000 square feet and/or \$2,000 per acre (pastures, landscape, etc.)

New Construction Compliance Deposits. All new construction requires a Compliance Bond prior to any development activity on the parcel including primary residence, guest home, recreation facilities, and any equestrian facilities and pasturing.

Compliance Bond: \$10,000 (5000 sq. ft.) plus \$2000 per 1,000 square feet above 5,000 sq. ft. & \$2,000 per acre for pasture.

Road Impact Fee: \$2500 minimum community road impact fee for no more than 50 single truck loads of haul out or in. Beyond 50 single truck loads and additional road impact fee to be calculated and imposed based on volume of site materials required to be hauled OFF or brought on site. (including but not limited to fill, top soil, excavation material, landscape/retaining stone/material). Material haul-off or delivery estimates are required with Final Submittal.