

CROSSPOINTE VILLAGE HOMEOWNERS ASSOCIATION VIOLATION AND FINE SCHEDULE

The Crosspointe Village Homeowners Association has adopted the following policy for violations of the CC&R's or Rules:

1. A Member will be sent an initial violation notice and the time requested to remedy the violation advising of the Rule or CC&R that has been violated and period of time set forth to correct the violation.
2. A Hearing is scheduled if the violation is not corrected as requested in the initial letter. The Hearing is scheduled in accordance with the Association's documents as well as the California Civil Code. For violations concerning damage to Association property, only one notice of violation with the hearing date will be sent to the Owner. No initial violation notice will be sent first.
3. At the Hearing the homeowner has the opportunity to rebut the violation or offer an explanation. If the homeowner fails to attend the hearing, the Board may proceed with the hearing in the absence of the homeowner.
4. At the Hearing, if the violation has not been cured, the Board of Directors will determine if a fine is to be imposed or if another remedy is appropriate, including, but not limited to, suspension of privileges, correction of the violation by the Association, and/or imposition of a special repair assessment.
5. At the Hearing, and any subsequent Hearing, a fine of up to \$100.00 can be imposed by the Board of Directors for each Rule or CC&R violation that remains uncured, in addition to any reimbursement due to the Association as a special repair assessment, if applicable.
6. Occurrence violations, such as violation of parking rules, pet rules, pool rules, noise or other nuisances, architectural violation, improper storage of a garbage can, obstruction of common areas, etc. are subject to a fine for each day that the violation occurred.
7. A special repair assessment may be imposed as a reimbursement due to the Association for either damage caused to the common area by the owner, resident, guest or invitee of the resident, damage caused to the common area by an item under the maintenance obligation of the owner, or to reimburse the Association for the cost of correcting an owner's violation.
8. If the Board determines a violation has created a health and safety risk, the fine may exceed \$100.00. A health and safety risk may include, but is not limited to, any items deemed a health and safety violation by any government agency.
9. Commencing work without submitting an Architectural Approval Request and receiving approval from the Architectural Committee will result in an automatic Hearing, at which a fine of \$100.00 may be imposed. This fine is for failure to submit plans for approval prior to commencement of a project and may be levied regardless of subsequent approval of a project, or

in the event the homeowners obtain approval for a project but commences construction in a manner that is not conforming to the approvals received.

10. Failure to heed a Stop Work Order for unapproved architectural changes will result in an automatic Hearing, at which a fine of \$100.00 may be imposed.

11. The homeowner is advised of the Hearing results within 14 days after the Hearing.

The Board of Directors will assess these fines in accordance with the Association's governing documents. The Board's power to fine a homeowner is only one of the remedies available in seeking a homeowner compliance with the Associations governing documents. The Board may, at its option, seek other remedies to gain a homeowner's compliance at any time based on the nature and gravity of the violation including legal action for serious violations. Furthermore, the Board in its discretion reserves the right to levy a fine in a lesser amount depending on the severity of the violation.