

DUPLICATE  
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**Fine Schedule Amendment Resolution  
of the Board of Directors  
of the  
Sunset Ridge Homeowners Association**

**Whereas**, Article 6, Section 3 (6 and 7) of the Sunset Ridge Homeowners Association bylaws provides for the Board of Directors to establish penalties and seek damages from members for violations of the declarations or rules and regulations herein referred to or otherwise adopted by the Board; and

**Whereas**, the Board of Directors of the Association adopted an amended Fine Schedule in June of 2005 intended to clarify and increase the level of non-compliance fines for continuing violations of Architectural Control Committee (ACC), clubhouse rules, regulations and/or restrictions as set forth in the Declaration, and

**Whereas**, the Board of Directors of the Association, after having worked with the Fine Schedule passed in June 2005, believes it to be in the best interest of the Association to modify that Fine Schedule to address ongoing lawn, general landscaping, and other violations.

**Now Therefore, Be It Resolved**, effective January 15, 2007, that the Fine Schedule Amendment passed in June 2005 is hereby modified by changing Provisions 2 and 4 and adding Provision 6, as follows:

The Architectural Control Committee and clubhouse shall have the following additional fines imposable by the Board.

1. Trash/recycling containers shall be removed from the sidewalk and stored within three (3) days after the regularly scheduled trash day. Residents leaving their trash/recycling containers on/near the sidewalk for more than 3 days will receive a warning letter for the first offense. All subsequent offenses will receive a \$50.00 fine.
2. Lawn / general landscaping infractions:
  - a. The homeowner will be sent a written notice regarding lawn/general landscaping violations and will be requested to remedy the condition. The homeowner will be given up to 30 days at the discretion of the Board to fix the problem. The notice will inform the homeowner of the potential for imposition of a fine for noncompliance, and the right to appeal the determination of the stated violation.
  - b. If the violation is not corrected within the timeframe given in the written notice, the Board will impose a fine of \$50.00 unless good cause is shown or a written request to appeal the violation determination is submitted.

- c. If the violation is not corrected within 14 days of the date the fine is imposed, a second fine of \$75.00 shall be imposed, by written notice, against the homeowner.
  - d. If the violation is not corrected within 14 days of the date of the imposition of the second fine, the Board may impose, by written notice, a continuing fine which shall accrue at the rate of \$10.00 per day.
  - e. A homeowner who wishes to appeal a violation determination should submit the request in writing to the management company. The request will be investigated by the Board in a timely manner and a written response given to the homeowner.
    - i. During the investigation, the fine that is being appealed will not be due. Additionally, no late charge will be assessed.
    - ii. If the board decides that the fine determination stands, the fine will become due as of the date of the board decision.
3. Projects begun which require ACC approval will be subject to a \$200.00 fine if ACC approval has not been granted. In addition, \$10.00 per day will be assessed until an ACC request form has been received. If such ACC request is not approved, the \$10.00 per day will continue until a request receiving approval is obtained. Projects out of compliance shall receive the \$10.00 per day fine until the project receives ACC approval or until the project is restored/removed back to its original condition.
4. Any general nuisance as defined by CC&Rs will receive a written warning for the first offense. Continued non-compliance will result in a \$10.00 per day fine until resolved.
5. Clubhouse: Minor infractions will receive a verbal warning or a warning letter for the first offence. The second offence will have a 30 day suspension and \$50.00 fine. The third offence will have a 60 day suspension and a \$50.00 fine.
6. All fines assessed against a homeowner may be reduced to a lien upon the property of the homeowner at the discretion of the Board, which lien shall include all attorney fees and costs associated with placement, collection, and foreclosure of the loan.

\*Disclaimer: The Board shall have authority to levy fines for other infractions at the Board's discretion.

Motion is hereby carried and approved unanimously by the following directors at the 11/15/06 Regular Sunset Ridge Homeowner's Association Board Meeting:


Andrea Jones

Frieda Flint

Jennifer Meuljic

Julie Miller

This resolution shall be effective pursuant to the provisions of the Declaration, as of January 15, 2007, a date not less than 30 days from adoption of this resolution. Notice of such resolution shall be mailed to all unit owners within 30 days of adoption of the same.

  
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Frieda Flint, Secretary

APPROVED:

  
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Kathy Meikle, Director, President

  
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Andrea Jones, Director, Vice President