

Caldera Canyon Subdivision

Homeowners Association, Inc.

CC&Rs, Bylaws, Policies & Rules -

Enforcement Policy & Procedure and Fines

Caldera Canyon Sub Homeowners Association, Inc., (CCHOA) has established an "Enforcement Policy" in accordance with its adopted Covenants, Conditions and Restrictions (CC&R's) as hereafter outlined. CCHOA has likewise set monetary fines for violations and continuing violations of the CC&R's. This policy is subject to amendment or modification at any time by majority vote of the Board of Directors.

First Notice:

A "Friendly Reminder Letter" will be sent to an owner of the property listing any violation(s) and potential fine assessment. The owner may timely take corrective action or respond, in writing, to CCHOA Board with a corrective action plan to include the corrective action(s), time-frame and definite completion date. The CCHOA Board will reply with an approval or disapproval of the planned action.

Second Notice:

The second letter will again list any violation(s) and notify the homeowner that, in the event the property is not brought into compliance within (10) ten calendar days, a (30) thirty calendar day Notice of an CCHOA Board Hearing will be sent to the owner. Upon completion of the Hearing and based upon the decision of the Board, a fine will be assessed and recorded in the owner's Association account. This fine is collectible just as it is for any other assessment amount. The fine(s) assessment will commence retroactively to the date of the First Notice date for calculation of the cumulative fine assessment. The letter will offer an opportunity for a hearing before the Association Board.

Third Notice:

The third letter notifies the homeowner that a fine has been assessed against their Association account and, that if the violation continues for an additional (10) ten calendar days, an additional fine will be assessed. This letter will offer another opportunity for a hearing.

Continued non-compliance will result in additional fines, legal action and legal costs being assessed against the homeowner at the discretion of the Board of Directors. A homeowner may request a hearing before the Board at any time.

Opportunity to be Heard:

Grievances (Statement of Defenses) arising from, or as an appeal of, any enforcement action and/or assessment must be addressed in writing to the Board of Directors of the Association, dated and signed by an Owner, and forwarded to the Association within 10 calendar days of receipt of the Second Notice of Violation. Upon receipt of request for a hearing, a date and time will be scheduled to hear the owner's grievance(s). A Notice will be sent to the Owner at least 10 calendar days prior to the date of the hearing. Decisions of the Board of Directors are final in all cases.

FINE SCHEDULE:

Violation	First Offense	Continued Offense
Vehicles/Parking	\$50.00	\$100.00
Property & Home Maintenance	\$50.00	\$100.00
Exterior Painting/ Fence Staining*	\$50.00	\$100.00
HOA Property Misusage	\$50.00	\$100.00
Other*	\$50.00	\$100.00

(*Other Violations: As determined by the Board of Directors in compliance with the CC&R's.)

Note: Continuing violations will result in the doubling of the combined total of the first offense fine and the continued offense fines each subsequent notice, to a maximum of \$2,500.00 for that specific violation per year.

Example: Homeowner has a vehicle/parking violation and is initially assessed a \$50.00 fine. Subsequent inspection reveals that the offense has not been mitigated and, therefore, a \$100.00 fine is added to the initial \$50.00 fine for a total of \$150.00 now assessed to the association account. If the offense is not then resolved and another fine is assessed, that fine will now be \$200.00 (for a cumulative total of \$350.00, and so on). The fine will continue to double in a like manner to a cap of \$2,500.00 being assessed against the home owner's CCHOA account.

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