

ROSSMOOR PARK OWNERS ASSOCIATION
FINE SCHEDULE

ADOPTED 2/21/2023

The Board of Directors shall have the right to levy fines on an Owner who commits or is otherwise responsible for a violation of any provision of the Declaration of Covenants, Conditions and Restrictions Establishing a Plan of Condominium Ownership ("CC&Rs"), Bylaws, Articles of Incorporation or Rules and Regulations (collectively, "Governing Documents") of the Rossmoor Park Owners Association ("Association") committed by the Owner, the Owner's tenant(s), guest(s), family member(s), and invitee(s).

Before any fine will be imposed, the Owner shall be given the right to attend a duly noticed hearing before the Board to oppose the proposed imposition of a fine in accordance with the Association's Enforcement Policy. A copy of the Policy is attached.

The following fine schedule shall apply to each violation of a provision in the Governing Documents:

First Violation: \$100

Second Violation of the Same Provision: \$150

Third and Subsequent Violations of the Same Provision: \$200

Continuing Violations: An additional \$50 will be added to the prior fine on the same violation every thirty (30) days that the violation continues. For example, a \$100 fine will be imposed on the first 30 days; \$150 if the violation is not corrected on the thirty-first day; and \$200 if the violation is not corrected by the sixty-first day following the first citation of the violation: If a violation continues for more than three (3) months, the Board will consider other available remedies to obtaining a correction of the violation. An example of a "continuing violation" would be an architectural violation, improper storage of a garbage can, obstruction of Common Areas, or any other violation that is not rectified within a 30-day period.

THE BOARD'S POWER TO FINE AN OWNER IS ONLY ONE OF THE REMEDIES AVAILABLE IN SEEKING AN OWNER'S COMPLIANCE WITH THE ASSOCIATION'S GOVERNING DOCUMENTS. THE BOARD MAY, AT ITS OPTION, SEEK OTHER REMEDIES TO GAIN AN OWNER'S COMPLIANCE AT ANY TIME BASED ON THE NATURE AND GRAVITY OF A VIOLATION. IN ADDITION TO LEVYING A FINE AGAINST THE RESPONSIBLE OWNER, THE BOARD HAS THE RIGHT TO LEVY A SPECIAL REIMBURSEMENT ASSESSMENT FOR ANY DAMAGE TO THE COMMON AREA CAUSED BY THE OWNER, THE OWNER'S HOUSEHOLD MEMBERS, TENANTS, GUESTS, INVITEES OR LICENSEES. FURTHERMORE, THE BOARD, IN ITS DISCRETION, RESERVES THE RIGHT TO LEVY A FINE IN A GREATER OR LESSER AMOUNT DEPENDING ON THE SEVERITY OF THE VIOLATION.