

**SunLand Owners Association
System of Fines
Applicable to violations of
The SunLand Rules and Regulations.
1/15/2013 REV 15**

BACKGROUND:

The SunLand Owners Association Board of Directors has established certain Rules and Regulations (R&R) to insure conformance with the Articles of Incorporation; Covenants, Conditions, and Restrictions (CC&Rs); and By-Laws. Enforcing the R&R's is the responsibility of the Board of Directors. Enforcement is a legal necessity and is key to assuring the continued viability of the R&R's.

The Board encourages all members to respect the established regulations. The Board distributes the R&R's to every owner in printed form and also keeps these up to date on an annual basis so as to reflect past experiences and address current issues. An updated version of the R&R's is included with the annual distribution of SunLand directories.

The vast majority of owners are good neighbors and exemplify a spirit of cooperation and good will. A small minority, at least on an occasional basis, do not. Yet the R&R's must be enforced in all cases in order to retain their legal viability and value to the SunLand community.

When a violation does occur, and in the judgment of the Board it could have been avoided, a fine may be imposed on the responsible party to affirm the authority of the Board and encourage compliance with the regulations. The board will attempt to distinguish between repeated, willful, or casual violations.

The system of fines established in the community of SunLand consists of the following:

- A notice of violation procedure that must be completed by the Board before a fine may be imposed, except for the dog off leash rule, in which case a fine will be automatic.
- A procedure for remedies and appeals that must be made available before a fine may be imposed.
- A list of violations and the maximum fine that may be imposed for each.

PROCEDURES:

Upon receipt of an allegation of a violation by the Board, at least two members of the Board shall investigate and confirm the violation. Once a violation is confirmed a member of the Board will attempt to contact the owner as soon as is practical to inform the owner of the violation and ask the owner to correct or resolve the issue. In addition to this initial contact, a letter will be mailed to the responsible owner confirming the violation and required corrections. This letter will identify the relevant references to the governing documents that pertain to the violation and the potential fine that could be levied by the Board. This letter will be put into a file and shall be referenced should violations occur in the future by the same property owner.

The Board shall be informed of the violation and whether there has been corrective action taken by the owner. The Board will then determine if a fine is to be imposed for the violation. If the Board approves a fine, then a second certified letter, return receipt requested will be mailed to the responsible owner as a formal notification of intent to fine the owner. The notification of fine letter will state that if a violation has not been corrected, the initial fine will be levied ten (10) days from the date of the letter. The postmarked date on the letter will serve as the “date of notice” for the violation. Any fines levied are due 30 days from the “date of notice”.

If an owner wishes to appeal an assessment of a fine, they must notify the SLOA OFFICE ADMINISTRATOR within 10 working days of the “date of notice”. The Board or its appointed committee (Grievance/Communications) will set a date for the appeal and the owner will be allowed to present their case. If after this additional consideration the Board rejects the appeal, the proposed fine is confirmed and the full amount is due within 30 days from the date of the Board’s decision.

If the appeal results in an agreed plan with a time-phased schedule for correcting the condition(s) precipitated by the violation, the agreement will be valid once it has the signature of the property owner and the Board President. If the owner subsequently fails to satisfy the terms and conditions of this agreement, then the proposed fine is imposed and is due within 30 days of the completion milestone specified in the agreement.

If necessary, the Board may correct the result of a violation, such as hiring a contractor to clear brush, trees or weeds, or make repairs to damaged common property. In such cases, the expense and any associated legal fees incurred as a result of the violation shall be added to the fine.

If a fine is not paid within the specified period of 30 days, the Board shall initiate proceedings available to it, which may include appropriate legal action(s), to recover the fine, corrective costs and associated legal costs.

Should any violation occur for the third time, fines will be tripled and will be automatically imposed without further notification or hearing or appeal by the homeowner.

SCHEDULE OF FINES

Violation	Fine
1. Any violation of the Parking Rule	\$25 per day after notification
1b. \$500 for each occurrence.	
1c. \$25 - 10 days after official notification.	
1d. As required.	
1e. \$75.00 on time and forfeiture of \$25.00 deposit.	
1f. As stated in rules.	
1g. As stated in rules.	
2. Any outside burning event, except for barbequeing	\$500 per event
3. Any violation of the Pet/Animal Rule	\$100 1st, \$200 2nd, \$300 3rd event
3a. Attack upon a pet	\$500 1st, \$1000 2nd, \$1500 3rd event.
3b. Attack upon a person	\$1000 1st, \$2000 2nd, \$3000 3rd event
4. Any violation of the nuisance and annoyance rule, including the lighting of fireworks	\$200 per event
5. Antenna Violation	\$100 - 10 days after notification
6. Violation of "Renter" Rule	\$200 per occurrence
7. No notification of property sale	\$100
8. Failure to maintain security light	\$25 after notification
9. Failure to obtain a garage/estate sale permit from the SLOA office prior to the event and/or post it as required	\$250 per occurrence
10. Any violation of Rule #10 regarding Maintenance of lots and/or landscaping	\$100 fine
11. Air pollution from chimney, stove or fireplace	\$100 per occurrence

12. Improper or unapproved use of greenbelt property	\$100 per occurrence
13. Any violation of swimming pool or tennis court rules	\$100 per occurrence, full cost of repairs if warranted and/or loss of pool and/or court privileges for a specified term
14. Non-conforming use of property without permission of the SLOA Board	\$250 per occurrence
15. Violation of Rule #15 regarding tree removal	\$250 per tree and/or replacement of the tree(s)
16. Failure to install and/or maintain approved screening of a propane tank	\$200 - After 30 day notice
17. Any violation of Rule #17	\$250 per occurrence
18. Any violation of Article IV, Section 1 of the CC&Rs	\$500
19. Any violation of Article IV, Section 6 of the CC&Rs	\$500
20. Interference with retrieval of golf balls in 20' easement	\$50.00 per occurrence
21. Violation of Signs Rule	\$100
22. Violation of rule 22 concerning the use of a SLOA supplied list of members and their addresses	\$500 per occurrence
23. Violation of rule 23 regarding fences	\$150 per month until corrected