

Resolution: #94-02
Date: April 14, 1994

COLUMBIA ASSOCIATION

FINE SCHEDULE RESOLUTION

WHEREAS, the Columbia Homeowners Association Declaration of Covenants, Conditions and Restrictions have a "general monetary fine provision in Article XIII Enforcement Remedies, Section 13.3 Monetary Penalty:

The Project Association or Project Board may impose upon an Owner a monetary penalty in an amount not to exceed fifty dollars (550.00) for each violation. If unpaid upon reasonable demand, the Project Association or Project Board may levy an Enforcement Assessment against said Owner pursuant to Article VIII of the Declaration.

WHEREAS, the State of California has added to the Civil Code Section 1363(i) requiring associations which impose or intend to impose monetary fines to adopt and distribute each year a schedule of monetary penalties that may be assessed for violations. Distribution must be by personal delivery or first class mail.

THEREFORE. LET IT BE RESOLVED, that the Columbia Owners Association schedule of fines is as follows:

1. For all violations relating to the installation and/or maintenance of landscape or other real property not corrected within thirty (30) days of final notification to the homeowner, the Board may levy a Single Benefit Project Assessment equal to the Association's cost of correction, plus a 15% Administrative Fee. A late fee will be charged on the payment demand on the unpaid balance after thirty (30) days at an annual rate of 10%.
2. For all other violations not covered under Part I. the Board may, upon final determination and homeowner notification, levy an Enforcement Project Assessment of \$25.00 per day (24 hour period) for the first 15 days and thereafter \$50.00 per day until the violation is corrected.