

HARBOR POINTE OWNERS ASSOCIATION
FINE SCHEDULE RESOLUTION

WHEREAS, the Harbor Pointe Owners Association Declaration of Covenants, Conditions and Restrictions has a general monetary fine provision in Article IV, Section 6 Enforcement Assessment (Fine):

"The Project Board may levy an enforcement assessment upon an Owner and his Residence Lot for failure to comply with the governing documents. No enforcement assessment may exceed \$100.00 per violation. The same act may constitute more than one violation of the act is ongoing or continuous. An Enforcement Assessment may be levied after notice and an opportunity for a hearing before the Project Board under Article XI of the Bylaws. The Project Board may establish reasonable rules regarding repeated Enforcement Assessments for continual or recurring violations and shall adopt and circulate a policy to the owners setting assessment amounts to be charged. These assessments are not subject to collection by lien/foreclosure under Section 12 or 13 below. All other remedies are available."

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 Harbor Pointe 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 of 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.