



# SAN LORENZO VILLAGE HOMES ASSOCIATION

## Fines and Costs for Violation of CC&Rs (Adopted January 17, 2008, Revised, November 17, 2016)

**PURPOSE:** This document sets the fines and costs that the Association Board of Directors may impose on a member when the member's property is found not to comply with the property's Covenants, Conditions, and Restrictions, (CC&Rs), or operating rules established from time to time by the Board of Directors and applicable to the property.

**INTRODUCTION:** Members of the San Lorenzo Village Homes Association have a right to expect that all members will voluntarily and regularly maintain their properties in compliance with the minimum standards established in the CC&Rs and in the operating rules adopted from time to time by the Board of Directors. In the relatively rare instances in which a member's property does not comply with those standards, the Association Board of Directors is hereby authorized to impose the fines described herein in order to compel compliance following notice to the member and a hearing (*see CC&R Enforcement Procedures*).

Fines on property owner are imposed to ensure compliance with CC&Rs, not in order to increase revenue. At the Board of Directors discretion, a fine may be imposed in addition to any other disciplinary action, including sanctions or conditions, depending on the seriousness of the violation (*see CC&R Enforcement Procedures*). A fine may also be waived if a CC&R violation has been corrected in a timely manner.

### SCHEDULE OF FINES AND COSTS:

First Violation -	\$100.00
Repeat Violation-	\$200.00
Continuing Violations-	A fine shall be imposed for each day that the violation continues, up to a maximum of \$1,000 per month.
Violations with Damage-	Costs of damage in addition to the fine.

**AUTHORITY:** Pursuant to Civil code section 5850(a) and the governing documents of the San Lorenzo Village Homes Association (SLVHA), the SLVHA has the authority to enforce the Covenants, Conditions, and Restrictions (CC&Rs) on members' properties, and the authority to impose a monetary penalty on any member for violation of the CC&Rs or operating rules of the Association.

Adopted by the San Lorenzo Village Homes Association Board of Directors

Dated 11/27/2016

Certified as a true copy

  
Secretary of the Corporation