

August Sun Country Estates Monetary Penalty Schedule
Effective January 1, 2013

Pets

Violation Type	1st Notice	2nd Notice	3rd Notice	4th notice	5th notice
* Not on Leash	Reminder	\$25	\$50	\$75	\$100
* Pet Defecation in Common Areas	Reminder	\$25	\$50	\$75	\$100
* Dog/Cat Pollution (noise/waste)	Warning	\$25	\$50	\$75	\$100

Notice:all violations listed above have a **180 day** probationary period whereby if the same offense occurs within a **180 day** period the fine will be escalated to the next level. If no offense occurs again within that **180 day** period,the fine schedule will be reset to where the homeowner will again receive the first notice.

Timeframes between notices will be 10 calendar days

Dog and Cat Pollution which will have only a 3 days to correct the problem before the next notice can be sent

Architectural/Appearance Violations

Violation Type	1st Notice	2nd Notice	3rd Notice	4th notice	5th notice
* Remove Holiday Decorations	Reminder	\$25	\$50	\$75	\$100
* Unapproved Alterations	Reminder	\$25	\$50	\$75	\$100
* For Sale/Rent Signs in Common Area	Reminder	\$25	\$50	\$75	\$100
* Failure to Maintain Landscaping Structure	Reminder	\$25	\$50	\$75	\$100
* Inappropriate Window Covering for all windows	Reminder	\$25	\$50	\$75	\$100
* Any other violation notated	Reminder	\$25	\$50	\$75	\$100

* Modification without prior approval

\$50-\$1,000 depending on the modification

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Timeframes between notices will be 10 calendar days.

Visable Trash Containers

Violation Type	1st Notice	2nd Notice	3rd Notice	4th notice	5th notice
* Garbage Can in view from Street on non-collection days	Reminder	\$25	\$50	\$75	\$100

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Garbage Cans can be placed on the curb after 3pm the day before collection but they must be removed from curb and out of sight from street view by 10pm on collection day.

Timeframes between notices will be 5 calendar days

Vehicle Violations

Violation Type	1st Notice	2nd Notice	3rd Notice	4th notice	5th notice
* Boat Trailers/RV's Visable From Street	Reminder	\$50	\$75	\$100	\$200
* Unauthorized Street Parking (10PM and 6AM)	Reminder	\$50	\$75	\$100	\$100
* Disabled Vehicle Parked in Driveway	Reminder	\$50	\$75	\$100	\$200
* Unauthorized Vehicle Repair	Reminder	\$50	\$75	\$100	\$100
* Commercial vehicles	Reminder	\$75	\$100	\$200	\$300

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Timeframes between notices will be 2 calendar days.

UNLAWFUL ACITIVITY

Violation Type	1st Notice	2nd Notice	3rd Notice	4th Notice	5th Notice
* Unlawful Activity	immediate fines \$5,000	\$6,000	\$7,000	\$10,000	\$15,000
* Vandalism	immediate fines \$500	\$750	\$1,000	\$1,500	\$2,000

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NOTICE: After the 4th notice the homeowner will be referred to the community attorney to schedule self help at the expense of the homeowner. The fine schedule for self help is \$200 + all expenses
The expenses will include all attorney fees, landscaping costs and all other costs associated with the clean-up.

Notwithstanding the above provisions of the violation policy, the Board at its sole discretion, may at any time, assess a fine in an amount up to \$5,000 for any incident the Board deems to be egregious, dangerous, that may threaten the life, health, safety, or welfare of any person, resident or owner, or that causes detriment or damage to an Association or other Owner's property. The Board may levy this fine despite any past violation history or lack thereof.

In addition, nothing in this Fine Policy will limit the Board of Directors' right to seek immediate Injunctive Relief at any time regardless of the presence or absence of notices herunder, for any violation that the Board of Directors determines in its sole and absolute discretion constitutes a material danger to persons or property or requires immediate action for any other substantial reason.

The Board of Directors reserves the right to take any action permitted by law or the CC&Rs, in addition to the above mentioned fine policy.