

Sycamore Homes Association
CC & R & Rules Infraction Enforcement Guidelines and Fine schedule
Revised Effective 1/1/15

1. The Board of Directors and Management will send out non-compliance notices to property owners who are found to be in violation of the rules and regulations.
2. Notices of non-compliance will give a specified time for correction of the rules violation. In most cases thirty-days (30 days). The homeowner will be advised of the opportunity to appear at the next board meeting for discussion of notice.
3. If violation is not corrected in the specified time on the first notice, a second notice will be sent to the homeowner advising them they may be subject to a fine and have the opportunity for a hearing at the next regularly scheduled board meeting. In accordance to Civil Code 1363(h) the member to be disciplined must be notified in writing 10 days before the hearing. The notice must state the date, time and place of hearing as well as the nature of the violation to be discussed. The monetary penalty will not be in effect until the property owner has been provided an opportunity for a hearing. The member must be notified within 15days after the Board decides to impose a fine or other discipline.
4. Homeowners are responsible for the actions of their tenants; the fine will be assessed against the homeowner. Both tenant and property owner will be sent letters of non-compliance.
5. If the homeowner does not pay the assessment fine within 15 days then a late fee of ten dollars (\$10.00) will be assessed.
6. In addition to any of the remedies above, if the homeowner fails to correct the violation, the Association may at its option pursue any other legal remedies available to it.
7. The Board's failure to enforce the rules or the CC&R's in the past does not prohibit enforcement of the rules or CC&R's in the present or future.

Fine schedule:

- 1) Performing architectural changes without prior approval **\$60.00- \$160.00**
 - 2) Architectural/landscaping work not completed within 180 days without an approved extension **\$60.00 - \$160.00**
 - 3) Failure to maintain property or landscape in a neat and orderly appearance **\$60.00 - \$160.00**
 - 4) Trash container violations **\$30.00***
 - 5) Offensive Conduct/Nuisances **\$60.00 - \$160.00**
 - 6) Sporting apparatus violations (i.e. basketball hoops, soccer nets) **\$30.00**
 - 7) Visible Antenna without prior approval **\$30.00***
 - 8) Dogs off leash (violation of Danville Town Code): **\$30.00***
 - 9) Dog Solid Waste not properly disposed of in Common Areas: **\$30.00***
 - 10) Parking Violations as specified in sections 4.13 and 4.14: **\$30.00***
 - 11) Exterior fires not in contained in a BBQ: **\$160.00**
 - 12) Tree removal without prior DRC approval: **\$160.00**
 - 13) Holiday lights remaining in place more than thirty (30) days after holiday: **\$30.00**
- *At the Board's discretion it may increase fines due to subsequent or continuing violations.

The Board may accept volunteer hours on lieu of monetary repayment of fines.