

Sterling Pointe Estates Owners Association

1220 Melody Lane, Suite 180 ♦ Roseville, CA 95678 ♦ (916) 786-6000 Ext. 324

Policy Resolution #2004-01

Schedule of Fines

WHEREAS Article 8 of the Declaration of Covenants, Conditions, and Restrictions grant the Board of Directors with the power to implement a schedule of reasonable fines and penalties for particular offenses that are common or recurring in nature and for which a uniform fine schedule is appropriate,

LET IT BE RESOLVED THAT the following Schedule of Fines will be followed:

1. The Board of Directors is authorized to enforce timely assessment payments from owners, compliance with the Declaration and other policies enacted in accordance with the governing documents by assessing monetary penalties against owners, their guests, family and renters who are violation.
2. Fines for specific offenses are:
 - Violations of CC&R Use Restrictions:
Up to \$500.00 initial fine plus up to \$100.00 per day until violation is corrected.
 - Architectural Control violations:
For commencing construction of any improvement before the required ACC approval is obtained:
Up to \$2500.00 initial fine.

For other Architectural Control violations:
Up to \$500.00 initial fine plus \$100.00 per day until violation is corrected.
3. All unpaid fines are subject to the Association's collection policy.
4. Pursuant to Article 8 of the Declaration, no penalty shall be imposed unless the Owner alleged to be in violation is given at least 15 days' prior notice of the proposed penalty and is given an opportunity to be heard before the Board or appropriate committee established by the Board with respect to the alleged violation(s) at a hearing.
5. This Schedule of Fines supercedes all previously approved schedules.
6. This Schedule of Fines will become effective June 15th, 2004.

Recorded in the Book of Minutes: May 11, 2004

STERLING POINTE OWNERS ASSOCIATION

650 COMMERCE DRIVE, SUITE A ♦ ROSEVILLE, CA 95678 ♦ (916) 786-6000 EXT. 324

Signed: _____, 2003

President - Board of Directors