

STERLING POINTE ESTATES HOMEOWNERS ASSOCIATION
1220 MELODY LANE, SUITE 180 ♦ ROSEVILLE, CA 95678 ♦ (916) 786-6000 EXT 330

RESOLUTION 2010-03

SCHEDULE OF FINES POLICY

The following action was taken at a meeting of the Board of Directors of the Sterling Pointe Estates Homeowners Association at which at least a quorum of the Directors was present. The Board finds and resolves as follows:

WHEREAS, Article 5, Section 5.01, of the Association Bylaws – subject to the provisions of the California Nonprofit Mutual Benefit Corporation Law, the Davis Stirling Common Interest Development Act (Cal. Civ. Code, § 1350 et seq.) and limitations set forth in any of the Governing Documents relating to such actions that require Member approval, the business and affairs of the Association shall be managed, and all corporate powers shall be exercised, by or under the direction of the Board of Directors.

WHEREAS, without prejudice to the general powers of the Board of Directors set forth in Article 2, Section 2.07, (B), Association Rules may be adopted or amended from time to time by majority vote of the Board;”.

BE IT THEREFORE RESOLVED, that the Sterling Pointe Estate Homeowners Association, acting in good faith and with the best interest of the Association, shall amend Resolution 2004-01 to read thusly:

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 initial fine plus \$100 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 initial fine.

For other Architectural Control violations:

Up to \$500 initial fine plus \$100 per day until violation is corrected.

• Weed Abatement Compliance violations

Up to \$500 initial fine plus \$100 per day until violation is corrected.

3. All unpaid fines are subject to the Association's collection policy.

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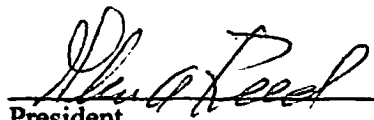
4. Pursuant to Article 8 of the Declaration, no penalty shall be imposed unless the Owner alleged to be in violation is given at least 15 days' prior notice of the proposed penalty and is given an opportunity to be heard before the Board or appropriate committee established by the Board with respect to the alleged violation(s) at a hearing.

5. This Schedule of Fines supersedes all previously approved schedules.

6. This Schedule of Fines will become effective December 31, 2010.

IN WITNESS THEREOF, we the members of the Board of Directors of the Sterling Pointe Estates Homeowners Association, as signified by our signatures below, do hereby affirm, approve and adopt this Resolution 2010-02.

This 7 day of December 2010.



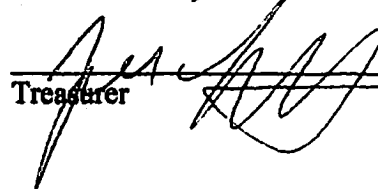
President



Vice President



Secretary



Treasurer