

WATERGATE COMMUNITY ASSOCIATION

Schedule of Fines Year Ending June 30, 2010

The Watergate Community Association Rules Book was reissued in October 1997, and is herein referred to as the "Rules Book."

- A. In general, offenders who have been notified of a violation and given an opportunity for a hearing per page 45 of the Rules Book will be fined \$50 for the initial violation. If the violation continues past one day, the offender will be fined \$100 for a second violation, \$200 for the third violation, and up to \$500 per repetition for any additional repetitions. A specific schedule will be set forth during any hearing held by the Board to consider the violation after it first occurred.
- B. Violations of Community Rules #17 and #19 on page 12 of the Rules Book, and Boardwalk Rule #7 on page 26 of the Rules Book will be subject to a \$500 fine plus costs to repair damage on a first offense. (The applicable rules follow).

Community Rules

- 17. Any act or omission that poses a fire danger or other risk of loss to structures, landscaping or personal property, or that creates a dangerous condition or an increased risk that WCA will be held liable for injury or damages, is prohibited.
- 19. Pruning trees, shrubs, or vines by residents or their agents is strictly prohibited. The Association staff is responsible for the landscaping. Suggestions and requests must be submitted in writing to the General Manager for review.

Boardwalk Rule

- 7. Any fire or insurance liability activities are prohibited. Any act or omission that poses a fire danger or other risk of loss to structures, landscaping or personal property or that creates a dangerous condition or an increased risk that WCA will be held liable for injury or damages, is prohibited.
- C. Penalties for unit modifications made without compliance with WCA rules and guidelines or without City permits and inspections are as follows:
 - 1. The City will be notified and their penalties applied.
 - 2. WCA will charge the homeowner for an inspection of the unit. Homeowners will open appropriate walls to make the work accessible for inspections. Fees will be estimated on a time basis for this aspect of the work, and the cost implication borne by the homeowner. Fines will range from \$50 to \$1,000, as determined by the Board of Directors based on the extent of the violation.
- D. Chronic offenders who remain in violation may be subject to recurring fines on a daily, weekly, monthly or per occurrence basis until the violation is corrected. In a case where the Board imposes a reimbursement assessment, the Association may enforce the assessment by recording an assessment lien, and if necessary, by a judicial or non-judicial foreclosure.

In accordance with sections 4.3, 4.4, and 4.7 of the Revised Declaration (CC&Rs) the Board may levy special, reimbursement and additional assessments for failure to comply with the Revised Declaration (CC&Rs) and Community Rules. The Board shall have the right to bring all actions for collection for any particular charge including interest, late charges, costs of collection and reasonable legal fees.