

REVISED FINE STRUCTURE FOR SUNSET VIEW ESTATES HOMEOWNERS' ASSOCIATION

Based on paragraph 7.2 and 7.23 of the Sunset View Estates ("SVE") CC&R's, the SVE HOA Board of Directors has established the following schedule of fines applicable to violations of the CC&R's and Architectural Rules & Regulations.

In every case in which there is a potential fine, the homeowner shall be provided notice of the proposed fine and an opportunity to correct the violation within fourteen (14) days, except for the items listed under Article 7, Sections 1 and 2, (a). Notice of the decision of the Board will be provided in writing to the homeowner. Any fines levied against a homeowner will be payable within ten days after receipt of written notice of the imposition of the fine. If fines are not paid, a late fee will be assessed at an annual rate equal to the prime rate on a monthly basis. If fines and late fees are not paid within one year, a lien will be placed on the homeowners' property and the homeowner will pay all costs associated with the filing of the lien. All fines received by the Board will be deposited in the Homeowners Associations' operating account.

Fine Structure

Article 2, Section 3, Property Rights, Use of Lots

Any violation of Section 3 of the SVE CC&R's will result in a fine not more than \$200 per day from the date the penalty is imposed until the date that a rental contract for less than one (1) year is entered into or until the renter vacates the premises, whichever is earlier.

Article 2, Sections 4 and 5, Keeping of Animals

Any violation of Article 2, sections 4 and 5 will result in a fine of \$500. The SVE reserves the right to levy additional fines for a continuing violation of Article 2, Sections 4 and 5.

Article 4, Section 2 Maintenance, Owner's Responsibility

Violations of Article 4, Section 2 of SVE CC&R's will result in a fine of up to \$100. The failure to bring the home site into compliance with Article 4, Section 2 within 30 days after the original fine is levied will result in an additional fine of up to \$500. The SVE reserves the right to levy additional fines for a continuing violation of Article 4, Section 2.

Article 5, Section 1, Common Area, Owner's Rights and Obligations

Any violation of Article 5, Section 1 with respect to Owner's rights and obligations will result in a fine of \$500. The SVE reserves the right to levy additional fines for a continuing violation of Article 5, Section 1.

Article 7, Sections 1 and 2, Architectural standards, SVE Architectural Rules and Regulations, and Landscape Standards

- a. Any improvement/alteration/construction, as included within Article 7, Sections 1 and 2 of the SVE CC&R's that is not specifically approved in advance as provided for in the CC&R's, and/or Architectural Rules and Regulations, and/or Landscape Standards will result in a fine not to exceed \$500 without notice. Failure to heed a Stop Work Order issued by the Architectural Review Committee or Board of Directors will result in a fine of \$500 without notice. If the improvement/alteration is deemed to be out of conformance with the SVE CC&R's or Architectural Rules and Regulations or Landscape Standards an additional fine in the amount of \$500 will be levied within 30 days of the Stop Work Order. If the improvement/alteration is not brought to compliance, then an additional fine equal to the estimated cost of remedying the non-conforming improvement will be levied. The fine for a non-conforming improvement/alteration will compound quarterly until the improvement/alteration is remedied.

- b. Any failure to comply with any section and/or improvement/alteration/construction requirements, as included within Article 7, Sections 1 and 2 of the SVE CC&Rs and/or provided in the Architectural Rules and Regulations and/or Landscape Standards will result in a fine of \$500 per violation. The SVE Board of Directors reserves the right to levy additional fines in the event of continued violations.