

ARTICLE I

**SUNRISE COUNTRY CLUB HOMEOWNERS ASSOCIATION
RULES & REGULATIONS
ADMINISTRATION OF RULES VIOLATIONS**

Most violations will result in courtesy warnings in the form of a letter. If the violation continues or recurs, a notice will be sent requesting the Homeowner's appearance at a hearing before the Board of Directors. If it is determined that repeated violations have occurred as alleged, the Board may assess the responsible owner an amount of up to \$100 per offense and post it to their account.

The Association is empowered by California Civil Code Section 1363 to levy, assess and collect fines, as established by the Board of Directors to recover costs of time, labor, legal expense, postage, etc. for Violation of Published Rules & Regulations.

Fines will be assessed for Violations by the owner, his/her guest(s), or lessees of the homeowner. Nonpayment of such assessments will result in legal action in accordance with the Association's duly adopted collection policy. If the Association takes legal action, all incurred costs will be charged to the Homeowner.

SCHEDULE OF FINES

First Violation	Written Warning Notice
Second Violation	\$ 50.00 fine
Third Violation	\$100.00 fine
All Subsequent Violations	\$100.00 (each infraction)

Fines may not become a lien against a unit. Fines may be collected through Small Claims Court.

Reimbursement Assessments

A Reimbursement Assessment may be imposed to reimburse the Association for costs incurred in bringing a member into compliance with the CC&R's or Rules & Regulations. It may be imposed in the amount of expenses incurred, not a set amount as a fine is. In addition, an unpaid Reimbursement Assessment may become a lien against the unit, and enforced in the same manner as any unpaid assessment.

FOR ANY FINES OR REIMBURSEMENT ASSESSMENTS IMPOSED A HEARING BEFORE THE BOARD OF DIRECTORS MUST BE HELD FIRST.

FINES ARE DUE AND PAYABLE WITHIN THIRTY (30) DAYS

CONTINUED violation of the warnings and fines may result in legal action to enforce the rules, with the attendant legal fees and Court costs being the responsibility of the homeowner. Persons neglecting payment of fines become delinquent and will lose the following:

Use of Common Area Facilities.

Eligibility to serve on Association Committees or hold office.

Damage to HOA property or equipment resulting from a violation of rules & regulations of the homeowner and/or his/her guests or tenants are the responsibility of the homeowner. All costs (including administrative costs) for replacing and/or repairing common area facilities are the responsibility of the homeowner.