

SUNNYMEAD RANCH PLANNED COMMUNITY ASSOCIATION
FEE AND PENALTY PROCEDURES

The following charges may be assessed in accordance with the Association's Delinquent Assessment Policy:

<u>Description</u>	<u>Amount</u>
Late Charges	\$10.00
Interest	12% per annum
Title Check Fee	\$30.00
Pre-Lien Letter	\$50.00
Lien Fee	\$100.00
Attorney Prep Pack	\$100.00
NSF Fee (returned check)	\$15.00
Transfer Fee	\$215.00

In addition, if a matter is sent to counsel for legal action, or a collection service for non-judicial foreclosure or other action, the owner will be responsible for the attorney's fees and costs incurred by such action.

If an account is delinquent, the owner's voting rights and/or privileges of the owner and the owner's guests, tenants and family members to use the common area facilities rights may be suspended following notice and an opportunity for a hearing pursuant to California Corporations Code 7341 and Article XII of the Association's Bylaws. Any such suspension shall continue for as long as the delinquency continues.

FINE SCHEDULE

Penalties (fines) for violations of the association's governing documents may be assessed, after notice of a hearing, in accordance with the following fine schedule.

Violation	1 st Violation	2 nd Violation	3 rd
Trash Cans	\$25	\$25	\$25
Debris Storage	\$25	\$25	\$25
Oil Stains	\$25	\$50	\$100
Cable wires	\$25	\$25	\$25
Inoperable Vehicle	\$25	\$50	\$100
<u>Yard Maintenance (weeds/mowing/dying</u>			
<u>lawn/bare spots/planting)</u>	\$50	\$100	\$150
Unapproved Signs	\$25	\$25	\$25
Unapproved antennas	\$25	\$50	\$100
Leaving Garage Door Open	\$25	\$25	\$25
Auto repairs	\$50	\$100	\$150
Basketball hoop storage	\$25	\$25	\$25
Dumpsters on Street	\$25	\$25	\$25
Fence Painting	\$50	\$100	\$150
Fence Repairs	\$50	\$100	\$150
Garage Door Painting	\$50	\$100	\$150
House Painting	\$50	\$100	\$150
Un-Approved Architectural Improvements	\$100	\$200	\$300
Nuisance (noise/dog barking)	\$100	\$150	\$250
Violation of Lake Club Rules & Regulations	\$100	\$100	\$100
Serious Violations of Lake Club Rules	\$100- \$500	\$100-\$500	\$100-\$500
<u>Recreational Vehicles and/or Commercial Vehicles</u>			
Parked on Property	\$25	\$50	\$100
General Fines (all other violations)	\$25	\$50	\$100

Also the association may impose a continuing fine until the violation is cured. Further the Association may refer a matter to legal counsel for enforcement proceedings in lieu of or in addition to proceeding with the fine policy.