

Capitola Knolls Homeowners' Association
Revised Fine Schedule
APPROVED September 21, 2013

The Board of Directors may impose monetary penalties or fines as Enforcement Assessments in accordance with a schedule of fines adopted by the Board of Directors and distributed to the Members pursuant to Civil Code § 1363 (g). In accordance with the Governing Documents, prior to the levying of a fine and/or loss of use/privileges, owners will be given an opportunity to be heard at a duly called Hearing/Meeting with the Board of Directors. The Fine Schedule is subject to change by the Board of Directors.

Single Event/Nuisance

Non-Health/Life/Property Threatening:

Examples including but not limited to: Noise, parking violation, trash area violation.

\$25.00 to \$100.00

When Security or the Police are called for a matter that is also a rule violation, a fine will be charged to the unit owner.

\$25.00 to \$100.00

Non-authorized Architectural Modification

\$100.00 and restoration to original condition

Single Event/Nuisance

Health/Life/Property Threatening

Examples including but not limited to: Pet droppings, pet off leash in common area, parking in fire line, flooding from faulty fixture, major vehicle repairs, facilities use violation, climbing trees, faulty smoke or carbon monoxide detectors, exterior decorations or modifications

\$100.00-\$500.00

Recurring Event/Nuisance

Non-Health/Life/Property Threatening:

Examples including but not limited to: Barking dog, noise, carport/garage storage, oil drippings, storage of a vehicle longer than 72 hours in a common area parking space

\$250.00 to \$1,000.00

Recurring Event/Nuisance

Health/life/Property Threatening:

Examples including but not limited to: Storing flammables in carport or garage, pet violations, potted plants that damage balcony deck or railing (plus cost or repairs), parking in Fire Lane, exterior decorations or modifications, unauthorized use of association gas or electricity

\$250.00 to \$1,000.00 plus **\$50.00** per day until nuisance is abated, not to exceed thirty (30) days when further action may be taken.

Pool Rules

Violation of the pool rules is subject to loss of use privileges and/or **\$50.00 to \$200.00** fine per occurrence.

The association does not limit its method of enforcement of Governing Documents and Rules to fines. The association may initiate legal action against a member, revoke member's use of the common area, or take other such measures as deemed necessary. Owners are responsible for the payment of fines which are assessed as a result of their tenant's and/or guest's actions.