

SANTA ROSA RANCHOS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION

WHEREAS, Civil Code 1363(g) requires associations that have adopted a policy of imposing fines on any member for violation of the association's governing documents (including association rules) to deliver a notice to all members specifying a schedule of the monetary penalties that could be imposed; and

WHEREAS, the CC&R's and/or By-Laws of the Association grants to the Board of Directors the authority to levy and collect fines for failure to conform to said CC&R's, By-Laws, and Rules and Regulations of the Association; and

WHEREAS, the Board of Directors has fully discussed and considered the matter;

NOW, THEREFORE, BE IT RESOLVED, that the association hereby adopts the following policies and practices for imposing fines for violation of the association governing documents:

1. The first notice of a violation shall be sent by regular first-class mail granting thirty (30) days to rectify the violation.
2. Should the violation not be corrected within said thirty (30) days, a certified letter will be sent granting the violator the right to appear before the Board of Directors.
3. At said meeting, the Board of Directors may impose an initial fine of \$ 100.00.
4. Should the violation not be corrected within thirty (30) days of the initial fine, the Board of Directors may impose a second fine of \$200.00.
5. Should the violation continue to exist, the Board of Directors may impose a fine of \$400.00 for each notice of the violation.

The foregoing policies and practices shall remain in effect until such time as they may be changed, modified, or amended by a duly-adopted resolution of the Board of Directors.

The Association also adopts a policy of allowing the use of a "friendly reminder" prior to the first notice of violation. This reminder may be in the form of a door hanger left on the property, with the intent of allowing 30 days for the homeowner to address the violation prior to proceeding with the steps listed above.

BE IT FURTHER RESOLVED, that within sixty (60) days prior to the beginning of each fiscal year, beginning with the fiscal year commencing January 1, 2010, a copy of the policies and practices as herein adopted or as may be subsequently modified and amended shall be delivered to each of the members of the association in the manner and pursuant to the requirements of Civil Code Section 1363g.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on 12-20-2010.

Dated 12-20-2010


Secretary

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COVENANTRES_VIOL.SRR

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2. Should the violation not be corrected within said thirty (30) days, a certified letter will be sent granting the violator the right to appear before the Board of Directors.
3. At said meeting, the Board of Directors may impose an initial fine of \$ 100 .
4. Should the violation not be corrected within thirty (30) days of the initial fine, the Board of Directors may impose a second fine of \$ 200 .
5. Should the violation continue to exist, the Board of Directors may impose a fine of \$ 400 for each notice of the violation.

The foregoing policies and practices shall remain in effect until such time as they may be changed, modified, or amended by a duly-adopted resolution of the Board of Directors.

BE IT FURTHER RESOLVED, that within sixty (60) days prior to the beginning of each fiscal year, beginning with the fiscal year commencing January 1, 2008, a copy of the policies and practices as herein adopted or as may be subsequently modified and amended shall be delivered to each of the members of the association in the manner and pursuant to the requirements of Civil Code Section 1363g.

CERTIFICATE OF SECRETARY

The undersigned, the duly acting or appointed Secretary of the above corporation, certifies that the foregoing Resolution was duly moved, seconded and adopted by the requisite majority of the Board of Directors at a duly noticed meeting of the Board held on 2/18/08.

Dated 2/18/08

Dennis J. [Signature]
Secretary

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