

ENFORCEMENT OF RULES AND REGULATIONS

In order to enforce the CC&Rs, Bylaws, Articles of Incorporation, and Rules and Regulations, the Board of Directors may levy, assess, and collect reasonable penalty fees and costs as established by the Board of Directors. Penalty fees will be assessed against the homeowner account for violations by the owner, members of his or her family, invitees, tenants or lessees of such owners

The following is a list of notice types that will be sent to the violator, homeowner, and/or property manager:

A. **NO NOTICE:** Returned checks for insufficient funds will not require a notice to be sent to the homeowner, property manager, or resident. The fee will be assessed to the homeowner account.

B. **PENALTY NOTICE:** This notice will be sent to violator, homeowner, and/or property manager for certain types of violations, as identified in attached spreadsheet, and will cause an immediate penalty fee to be assessed to the homeowner account. No Warning Notice will be sent.

C. **WARNING NOTICE:** Warning letter will be sent to the violator, homeowner, and/or property manager stating the violation and the number of days they will have to correct the violation. Homeowner or property manager will be required to notify the Perez Acres office when the violation has been corrected.

D. **DAILY PENALTY NOTICE:** If the Perez Acres Office has not been notified that the violation has been corrected within the allocated days stated in the Warning Notice, this Daily Penalty Notice will be sent to the homeowner and/or property manager stating the amount of the penalty fee that will be assessed daily to the homeowner's account. This daily assessment will continue until the homeowner or property manager notifies the Perez Acres office that the violation has been corrected.

E. **DAILY PENALTY INCREASE NOTICE:** For penalty fees that increase after a specified number of days has passed and the violation has not been corrected, this Daily Penalty Increase Notice will be sent to the homeowner and/or property manager stating the new daily penalty fee.

F. **COMPLIANCE NOTICE:** Once the Perez Acres office receives notice from the homeowner and/or property manager that the violation has been corrected, the Perez Acres General Manager will inspect the unit and if it is now in compliance, this Compliance Notice will be sent to the homeowner and/or property manager stating that they are now in compliance.

The Notices and Penalty Fees shown on spreadsheet herein may be changed or added to at any time by the Board of Directors. In addition, the Board may revoke any consent granted hereunder.

RECEIPT OF THIS DOCUMENT SHALL CONSTITUTE FORMAL NOTICE. NO ADDITIONAL WARNINGS WILL BE GIVEN