

**Russell Ranch Community Association
Schedule of Fines and Enforcement Procedures**

1. Purpose and Authority. This Schedule of Fines and Enforcement Procedures ("Rules") is adopted by the Board of Directors pursuant to the Association's governing documents and Civil Code sections 5850 *et seq.* Its purpose is to encourage compliance through fair and consistent enforcement and to establish a lawful process for disciplinary actions.

2. Notice and Hearing Requirements. Before any fine or disciplinary action is imposed, the Owner shall be provided notice and an opportunity to be heard by the Board of Directors, consistent with Civil Code section 5855, including:

- (a) Written notice of the alleged violation at least **fifteen (15) days** before the hearing.
- (b) A hearing before the Board (or a committee appointed by the Board) in executive session, unless the Owner requests otherwise.
- (c) An opportunity for the Owner to attend and address the Board.
- (d) Written notice of the Board's decision within fourteen (14) days after the hearing.
- (e) A right to request internal dispute resolution if the Owner disagrees with the outcome.

3. Right to Cure Before Hearing. The Board shall not impose discipline under either of the following circumstances:

- (a) The Owner cures the violation to the Board's satisfaction before the hearing; or
- (b) The Board may not impose discipline if the violation is not reasonably cured before the hearing and the Owner provides satisfactory written documentation to the Association of a good faith financial commitment to correct the violation within a reasonable time.

A financial commitment to cure may include, but is not limited to, a signed contract, invoice, deposit receipt, or other written proof that the Owner has retained a qualified service provider to complete the required work.

4. Fine Schedule. Except as provided in Section 5, the maximum fine that may be imposed for any violation is one hundred dollars (\$100) per violation. Fines may only be imposed after notice and hearing, and only for violations that are separate and distinct in nature.

Each fine must be based on a new and separate violation, or an elapsed defined period in which a violation is not corrected. At a minimum, if a violation is not corrected within thirty (30) days of the first fine, it will be considered a new violation and the owner may be called another hearing before the Board and an additional fine may be imposed. Health and safety violations may be fined more frequently, as specified below. Repeated violations of the same type on different dates (such as separate noise disturbances or unauthorized parking incidents) may be subject to additional fines, provided that each occurrence constitutes a separate and distinct event.

5. Health or Safety Violations; Exception to Fine Cap. In the Board's discretion, a fine up to \$100 per violation for the first violation, up to \$200 for a second violation, up to \$300 for a third violation, and

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up to \$400 for a third violation, may be imposed only if both of the following conditions below are met. The Board may levy such fines on a daily, weekly, or monthly basis for ongoing violations of a stagnant nature that do not have a change in facts without calling the owner to another hearing. Repeated violations of the same type on different dates will require a hearing before a fine is imposed for each incident.

(a) The violation may result in an adverse health or safety impact to the common area or another member's property.

(b) The Board makes a written finding specifying the nature of the health or safety impact in a board meeting open to the members.

6. Reimbursement Assessments. In addition to disciplinary fines, the Board may impose a Special Individual Assessment to recover actual costs caused by a violation, including but not limited to:

(a) Repair of damage to the common area; or

(b) Administrative or legal expenses incurred to enforce compliance; or

(c) Costs to remedy the violation or bring the property into compliance.

7. Suspension of Privileges. Following notice and hearing, the Board may suspend the Owner's right to use common area recreational facilities, as permitted by law and the governing documents.

8. Non-Exclusive Remedies. These enforcement measures do not limit the Association's right to pursue other legal or equitable remedies, including internal dispute resolution or injunctive relief.

9. No Late Fees or Interest for Fines. Pursuant to Civil Code section 5850(e), the Association shall not charge any late fee, interest, or finance charge on unpaid fines.

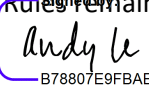
10. Member Access to Fine Schedule. A copy of the current Schedule of Fines and any applicable supplement shall be included in the annual policy statement and made available to any member upon request.

CERTIFICATE OF APPROVAL

The undersigned declares that they are the duly elected Secretary of the Association, and that the foregoing Rules were approved by the required vote of the Directors following member comments at the Board meeting held on January 5, 2026. The Rules remain in full force and effect.

Dated: 1/14/2026 | 10:40 AM PST, 2026

By:


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Andy Le, Secretary