

SIERRA SPRINGS OWNERS ASSOCIATION (SSOA) DISCIPLINARY ACTION POLICY

Disciplinary action is imposed on a property owner following repeated requests for corrective action, or when a single egregious incident occurs. The Board of Directors is authorized to enforce disciplinary action as a result of SSOA property owners' non-compliance with Covenants, Conditions, and Restrictions (CC&Rs), Rules, Regulations, and other policies enacted in accordance with the governing documents. Owners are responsible for corrective actions and fines for violations incurred by their renters, guests or family.

If the Association becomes aware of an incident that threatens, or potentially threatens the Association, another Member or another Member's property; or if the Association, or an entity acting on behalf of the Association has sent requests for compliance of a legal requirement, CC&R and/or Rule, and allowed ample time for compliance and communication to correct the infractions, the Board of Directors may suspend Membership privileges and impose one or more fines for the following:

(1) Any violation may be assessed a \$100 monthly fine to commence the 1st of the month following the Board Meeting during which the Board votes to impose the fine. The monthly fine will remain in effect until the owner provides written notification that the violation has been corrected.

For property related issues, the property will be inspected within 10 days of the owner's notification. When the property meets acceptable standards, the fine(s) will cease as of the 1st of the month during which the owner notified the Association that the violation was corrected.

(2) A fine, in an amount determined by the Board of Directors, may be assessed against an owner for any incident which results in an expense or loss to the Association or another Member; or when the incident presents a real or perceived threat against the Association, another Member, or another Member's property; or if the incident is one that is repeated after two requests to the owner to cease such activity. *Examples* include loose dogs, use of off-road vehicles, loud music and/or behavior which causes a disturbance to the neighbors.

Repeat violations of previous offenses, whether fined or not fined, where owners have been provided written notices detailing the specifics of a requirement or offense, may result in a fine or the reinstatement of a previous fine, or an increase of the previous fine, following notice to the owner(s) of the Board of Directors' intent to vote for disciplinary action. *Examples* include fire fuels, unapproved storage on lots, commercial activities.

Expenses incurred when the Board of Directors, after multiple requests to, and disciplinary action upon the owner(s) of vacant lots and/or abandoned properties, determines that the only remedy for compliance is to access the property and spend Association funds to fix the problem(s), will be charged back to the owners in the form of a special assessment. Members with active or outstanding fines or reimbursement balances will lose Member privileges, such as the use of the pools, Lodge, and tennis courts. Suspension of privileges will remain until the balances are paid in full.

At least 10 days prior to any Board meeting where the imposing of disciplinary action upon a Member is to be considered, the Member shall receive written notice of the meeting. The written notice shall contain (1) the date, time and place of the meeting; (2) the nature of the alleged violation for which the Member may be disciplined; and (3) a statement that the Member is invited to attend the meeting and may address the Board at that time.