

RANCHO VILLAS COMMUNITY ASSOCIATION

ENFORCEMENT PROCEDURE

I. Discovery of Violation

- A. Any violation that is an alleged violation of the documents and rules of the association will be processed according to the procedure outlined herein.
- B. In the event two or more members of the Association or Board of Directors file a Violation Report, the Board would act as follows:
 - 1. Send a letter to the homeowner stating the alleged violation and date needed to cure said violation.
 - 2. Upon expiration of cure date, if violation still exists, a second letter will be sent stating that the failure to abide by the Association Rules and Regulations has imposed a hardship on the Association and the owner will be asked to attend a hearing with the Board of Directors or its duly appointed Committee.
 - 3. The homeowner will be notified as to the decision rendered by the Board of Directors as a result of the hearing. If the homeowner is found to be in violation of the Association's documents, the Board will either
 - a) seek remedy by use of the legal system,
 - b) apply monetary fines to the homeowner's assessment billing,
 - c) choose to correct (or cause to be corrected) the violation and assess the owner for reimbursement of costs, or
 - d) a combination thereof.
 - 4. If the decision is to pursue a monetary fine system, the Rancho Villas Fine Schedule will apply.

NOTE: A violation is defined as an act in conflict with the CC&R's, By-Laws, Rules and Regulations, and Architectural Guidelines of the Association.