

Schedule of Fines

Infractions of the Woodgate Glen CC&Rs and Regulations, other than those where penalties are specified, are subject to the following Policy:

| | |
|--|-------------------------------|
| Violation - first notice..... | Notification of the violation |
| Second notice..... | \$ 50.00 fine |
| Additional notices for the same violation..... | \$ 100.00 each |

Violations that endanger the health, safety, and welfare of our residents and visitors are fined without notice. These may be violations that were not foreseen in the regulations or CC&Rs. Such fines are not invalidated simply because our documents are silent on the infraction. Fines of this type will incur an immediate \$300 fine for the first offense. Violations that require an owner to remedy a problem within a set number of days will incur a \$5 per day fine after the deadline passes and until the violation is corrected.

All fines and other disciplinary actions against an owner have the right of appeal. The following excerpt from Article XIII, Section 6 (e) of our CC&Rs describes the process:

CC&Rs - Article XIII, Section 6 (e)

If the Association acts on its own initiative to schedule a hearing, notice of the date, time and location of the hearing shall accompany the notice of disciplinary action. If the accused Owner desires a hearing, a written request therefor shall be delivered to the Association no later than five days following the date when the fine is levied. The hearing shall be held no more than 15 days following the date of the disciplinary action or 15 days following receipt of the accused Owner's request for a hearing, whichever is later. Under such circumstances, any fine or other disciplinary action shall be held in abeyance and shall only become effective if affirmed at the hearing.

These penalties are currently specified in our regulations:

Swimming Pool Violations

| | |
|---|--------------------------------|
| Replacing a pool key that is returned damaged | \$ 20.00 |
| Replacing a lost pool key | \$ 200.00 |
| Opening the pool gate to other than family and guests | \$ 100.00 |
| Bringing glass into the pool area | \$ 250.00 |
| Breaking glass in the pool area | cleanup costs (very expensive) |
| Smoking and/or alcohol use at the pools | \$ 50.00 per person |
| Serious pool infractions | Loss of pool key |
| Restoration of lost pool privileges | \$ 500.00 deposit |

Other Violations

| | |
|---|-----------------|
| Vehicles speeding above 15 MPH in the complex | \$ 100.00 |
| Oil spill cleanup in assigned parking spaces | cost of cleanup |

Policy Penalties

| | |
|---|-------------------|
| Assessment reaches bank after the 15th of the month | 10% plus interest |
| Returned check fee | \$ 25.00 |
| Repairs by the HOA, but responsibility of the owner | at cost |
| Repeated parking violations | C&G towing of car |