

CALIFORNIA SUMMIT AT ALISO VIEJO
BOARD OF DIRECTORS RESOLUTION
ENFORCEMENT POLICY

WHEREAS, the Board of Directors deems it in the best interest of the Association to set forth the policies and practices of the Association in establishing an Enforcement Policy regarding continued non-compliance of the Association's legal documents.

NOW, THEREFORE, BE IT RESOLVED that the Association hereby adopts the following Enforcement Policy for the compliance with the legal documents:

- 1) The complainant is encouraged to contact the violator and to mutually resolve any annoyances created as a result of violations of the Rules and Regulations or the CC&R's. The complainant may issue a complaint in writing to Total Property Management at 2301 Dupont Drive, Suite 100, Irvine, CA 92612.
- 2) The Board of Directors will take appropriate action on a reasonable complaint filed by a member. The Board of Directors may also initiate an action based on inspections or observations. Upon substantiation of the violation of the Rules and Regulations or the CC&R's, the Board of Directors will proceed with the following:
 - A. A formal notice will be sent to the owner notifying them of the violation. The Board of Directors will verify that the violation is not continuing after the cure date set forth in said notice.
 - B.. If the violation continues after the cure date, or is repeated within 12 months, the Board of Directors will send a notice of hearing concerning said violation. The member will be given ten (10) days advance notice of the hearing to defend his/her position. The following are penalties that may be imposed at the discretion of the Board of Directors:
 - 1)

PENALTY ASSESSMENT	
FIRST PENALTY ASSESSMENT	\$ 50.00
SECOND PENALTY ASSESSMENT	\$100.00
THIRD AND SUCCEEDING ASSESSMENT	\$200.00
 - 2) SUSPEND MEMBER'S VOTING PRIVILEGES AS A MEMBER AND/OR SUSPEND OR CONDITION THE RIGHT OF THE MEMBER TO USE RECREATIONAL FACILITIES.

APPROPRIATE LEGAL ACTION MAY BE TAKEN AT ANY POINT DURING THIS PROCESS. LEGAL FEES TO BE REIMBURSED BY THE HOMEOWNER.

The Board of Directors reserves the right to waive the initial notice and call the matter directly to a Hearing for issues that can be deemed harmful, unsafe, or pose a liability to the Corporation, any individual, the environment, or the common area.