

CRYSTAL LANE COMMUNITY ASSOCIATION

Date: August 2023
To: Crystal Lane Community Association Homeowners
From: Crystal Lane Board of Directors
RE: Adopted revisions to the violation policy

Dear Homeowner,

The revisions to the violation policy that was sent out for a 28-day comment period according to the most recent amendments to the Davis-Stirling Act, were adopted at the August 15, 2023, regular board meeting. Therefore, all requirements set forth to adopt the revisions to the violation policy have been met. You may request a complete copy of the violation policy by contacting StoneKastle Community Management or downloading it from the community website, www.myhoa/crystallane.com.

Should you have any questions, please contact Lori Yarborough via email at Lori@Stonekastle.com.

Sincerely,

Crystal Lane Community Association
Board of Directors

CRYSTAL LANE
COMMUNITY ASSOCIATION

VIOLATION POLICY
Adopted August 15, 2023

1. All violations which are reported by individual homeowners must meet the following criteria:
 - a. Violation report must be in writing.
 - b. Party making complaint (no anonymous complaints) must sign violation report.
 - c. Violation report must identify individual in alleged violation either by name or address. Physical descriptions are not sufficient for identification of individuals. Automobile descriptions and or license plate numbers are also not sufficient for identification of individual in violation.
2. Notice shall be sent to the homeowner advising the nature of the violation and a time limit to rectify the violation.
3. Failure to comply with the request to rectify the violation, or respond to the Board of Directors shall result in a Notice of Hearing. Such notice, requesting appearance on a specified date to be heard by the Board of Directors, shall be at least ten (10) days prior to the hearing.
4. Any violation repeated within ninety (90) days of a hearing, the homeowner will automatically be called to a hearing and fined according to the fine schedule.
5. If the violation is sanctioned at the hearing, then the Board of Directors may take one of the following actions:
 - a. Levy a special assessment or penalty in the amount of \$75.00 for the first thirty (30) day period of any continuing infraction; \$125.00 for the second thirty (30) day period; \$175.00 for the third thirty (30) day period and a maximum of \$225.00 for the fourth thirty (30) day period.
 - b. Suspend said homeowner's voting privileges;
 - c. Suspend or condition the homeowner's right to use any recreational facilities the Association owns, operates or maintains commencing on a date in the future selected by the Board;
 - d. Submit the matter to legal counsel for further action. This will take place in accordance with California Civil Code 1354 and the rules of the American Arbitration Association.
6. Hearing: The hearing shall be held before the Board of Directors in Executive Session. Additionally, the following protocol shall be observed:
 - a. At such hearing the Member so charged shall have the right to present oral and/or written evidence and confront and cross-examine witnesses.
 - b. Hearings will not be rescheduled at the convenience of the Member in alleged violation. Members who do not choose to attend the hearing may submit written evidence for Board consideration.
7. Results: The results of the hearing, including any action to be taken, shall be delivered to the Member within fifteen (15) days following the date of the hearing.

End