

ALTEZZA AT NEWPORT COAST HOMEOWNERS ASSOCIATION
VIOLATION PROCEDURE

1. Notice shall be sent to the homeowner advising the nature of the violation and the time limit to rectify the violation
2. If the violation is not rectified within the specified amount of time, a Hearing may be called. The homeowner will be advised of the nature of the violation and given a date for the Hearing, so that the Owner can discuss with the Board the reasons for non-compliance. Also included in the Notice will be the penalties that will be considered if the Owner does not comply. Such Notice shall be sent at least thirty (30) days prior to the Hearing date. The Homeowner filing the complaint will be notified of the Board's action resulting from the Hearing.
3. If the Violation is sanctioned at the Hearing, the Board of Directors may take one or more of the following actions:
 - a. Levy a "Special Assessment" for the first thirty (30) day period of any continuing infraction.

This fine shall be for violations of the CC&R's and Rules and Regulations per the fine schedule below:

\$100	Using a lot for Non-Residential Use	\$100	Animals
\$100	Installation of Antenna/Satellite Dish	\$125	Failure to Landscape
\$50	Nuisances/Dog Barking/Excessive Noise	\$50	Pool Rules
\$100	Miscellaneous Vehicle Violations	\$25	Window Coverings
\$100	Parking Violations	\$25	Unsightly Articles
\$75	Unapproved Improvements	\$25	Signs
\$50	Poor Upkeep of Improvements	\$25	Storage/Utility/Clotheslines/Laundry

These fines shall be on a graduated schedule of fifty dollars (\$50.00) per month with a two hundred dollar (\$200.00) maximum, to be levied each month until compliance is obtained. IF the violation re-occurs within twelve months, the fining may continue at the last assessed rate.

- b. Suspend or condition the right of said Member to use any recreational facilities owned.
- c. Suspend said Member's voting privileges as a Member

Any violation that can not be observed by the Board or Management requires a three party complaint.