

PINE MOUNTAIN LAKE ASSOCIATION SCHEDULE OF MONETARY PENALTIES

In accordance with California Civil Code 5850 (a)-(f)

The Board of Directors is authorized to adopt and publish a schedule of reasonable fines and penalties for common violations of the Governing Documents. The following schedule of fines will serve as a guideline for the imposition of appropriate penalties in the context of member enforcement proceedings. The Board may also, by resolution, authorize and empower the Association's General Manager to issue notices of fines in appropriate circumstances involving common violations.

DEFINITION OF A VIOLATION

A violation is defined as any individual behavior, condition or situation that is in conflict with and/or violates the PMLA governing documents, policies rules or regulations.

8.1. Fines for Traffic Violations

Within the boundaries of the Association, all traffic violations fall under provisions of the California State Vehicle Code. A determination by the Board of Directors has been made that all traffic violations result in an adverse health or safety impacts on the common area or another association member's property.

1. First violation: \$100 - \$250.
2. Second violation within one year of the preceding violation shall be \$500.
3. Each subsequent violation within one year of the preceding violation shall be \$750.

8.2. Fines for Violation of Declaration of CC&R's, the Association Bylaws, Fire Safety Policies and Procedures, STR Policies, or the ECC Design Guidelines (the Governing Documents):

A. Property Use Restriction Violations

Uncorrected violations of the Governing Documents pertaining to property use restrictions or property maintenance (CC&R's, Articles VII, VIII, IX, X):

1. Each violation: \$100.

B. Fire Safety Policies and Procedures/Hazardous Tree Violations

Uncorrected violations of the governing Documents pertaining to property use restrictions or property maintenance (CC&Rs, Articles VII, and VIII) and Resolution 95.04-Fire Safety Policies and Procedures):

Fire Safety Violations – Dead standing trees

Downed Trees

Defensible Space: Zone 0, Zone 1, and Zone 2

Weeds/Annual Grasses pin to pin

Flammable debris/slash/brush

Burning without permit

Unsafe burning

The fines for Fire Safety violations shall be at the discretion of the Association. The fine shall be based on such factors as the severity of the violation; and the adverse impacts

on and considerations of neighboring property owners. A determination by the Board of Directors has been made that all Fire Safety violations result in an adverse health or safety impacts on the common area or another association member's property.

1. First violation: \$100 - \$1,000.
2. Each subsequent violation within one year of the preceding violation: \$2,000.

C. Environmental Regulation Violations

Uncorrected violations of any matters that are under the jurisdiction of the Association's Environmental Control Committee (see primarily Articles V and VI of the CC&R's):

1. Unauthorized Earth Work and Site Alteration
 - a. Grading of lot/putting in trenches without a permit: \$100.
2. Construction Violations
 - a. Initiating new construction without ECC approval.
 - (i) House, garage, additions, docks, lakeside decks, merge of lots without approval, encroachment into setbacks, multiple projects: \$100.
 - (ii) Sheds, decks and minor alterations: \$100.
 - b. Failure to pick up permit prior to commencing approved construction: \$50 - \$100.
 - c. Failure to clean up construction debris: \$100.
 - d. Failure to obtain extension prior to expiration of permit: \$50 - \$100. Additional deposit may be required.
 - e. Failure to complete project within allotted time frame: Up to \$100 per individual violation.
 - f. Failure to schedule final inspection within time required by CC&R's: \$50 - \$100.
3. Deviations from Approved Plans
 - a. Major deviations without prior approval (i.e., changes from approved design, color, and/or materials): \$100.
 - b. Minor deviations and changes without prior approval (i.e., window changes on side/rear elevations, minor changes to front elevation): \$50 - \$100.

Note: Any changes in plans, which are made without prior approval from the ECC, shall be subject to a minimum fine of \$50.00 and may be subject to an order requiring corrective action.

4. Unauthorized Tree and Brush Removal and Limbing

- a. Tree removal, per tree: \$100.
- b. Tree removal from common area or from property owned by others, per tree: \$100.
- c. Failure to properly dispose of tree removal debris: \$50 - \$100.

The fine for unauthorized tree removal shall be at the discretion of the Association. The fine shall be based on such factors as the severity of the violation; size and density of trees per Schedule A; and the adverse impacts on views or other aesthetic considerations of neighboring property owners. Fines are in addition to any reimbursement assessment which may be levied as a result of damage to the common area.

Under no circumstances shall trees be removed or limbed, or brush removed from the common area. Any violation of this could result in a maximum fine of \$100 per tree and the member being charged a reimbursement assessment for the cost of replacement of said tree(s).

NOTE: Dead or hazardous trees or brush in the common area should be reported to the Association.

5. Miscellaneous Items

- a. Exterior alteration to existing structures or lots without ECC approval (i.e., changes on roof material or color, changes to exterior surfaces, color or material, addition of windows and/or doors, landscaping, hardscaping, driveways, etc.): \$50 - \$100.
- b. Exterior lighting fails to meet acceptable standards, per fixture: \$25 - \$100.
- c. Violation of sign ordinance: \$50 - \$100.
- d. Installation of fence without prior approval: \$100.
- e. Owner Maintenance: \$50 - \$100
- f. Owner's Responsibility - failure to properly maintain easements or obstruction of easements: \$100

Other violations not specifically listed may also be subject to a fine by the Association.

The fine policy and schedule of fines may be amended and modified from time to time by the Association after proper notification and Board approval. Such changes will be posted in the PMLA Administration office and published to the Association website. Multiple violations may result in multiple fines.

D. **Delinquent Assessments** – Civil Code 5320

Timely payment of regular and special assessments is of critical importance to Pine Mountain Lake Association. Payment can be made online anytime at www.pinemountainlake.com. The failure of any owner to pay monthly assessments when due creates a cash flow problem for the Association and causes those owners who make timely payment of their assessments to bear a disproportionate share of the

Association's financial obligations. Therefore, the Board of Directors has enacted the following policies and procedures concerning collection of delinquent assessment accounts.

1. Regular monthly assessments are due, in advance, on the first (1st) day of the month and delinquent if not received, in full, by the Association within fifteen (15) days after the due date thereof. Special Assessments and Special Individual Reimbursement Assessments are due on the date(s) specified upon imposition and each installment thereof shall be delinquent if not received by the Association within fifteen (15) days after it is due.

A late charge of ten dollars (\$10.00) or ten (10) percent, whichever is greater, shall be due on any such delinquent assessment. The Association may also recover interest on all such amounts due once due and unpaid for thirty (30) days, at the rate of twelve percent (12%) per annum.

2. If any portion of any such assessment, late charge, interest or cost of collection remains unpaid ninety-one (91) days after the original due date, a "Notice of Intent to Lien" will be prepared and sent to the owner(s) by certified mail. The Notice will, among other things, state the current charges owed by the owner(s), and any additional information required by California Civil Code Section 5660 or comparable superseding statute. All resulting collection fees and reasonable costs and charges will be added to the total delinquent amount.
3. The Association may, at its discretion, send any account that is ninety-one (91) days past the due date to a professional collection agency.
4. If all such amounts have not been received one hundred and thirty-one (131) days after the original due date thereof, or forty (40) days after the mailing of a "Notice of Intent to Lien", whichever is later, a Notice of Delinquent Assessment ("Lien") will be prepared and recorded as to the delinquent property and the owner(s) thereof, and all resulting collection fees and costs will be added to the total delinquent amount secured by the lien.
5. If all such amounts have not been received, in full, within thirty (30) days after the recordation of such Lien, or within the time frame outlined in Civil Code Section 5700, whichever occurs later, the Association may, without further advance notice to the owner(s), proceed to take any and all additional enforcement remedies as the Association, in its sole discretion, deems appropriate, including, without limitation, non-judicial foreclosure of such Lien, judicial foreclosure, small claims court or suit for money damages, all at the expense of the property owner(s).
6. The Association may recover all reasonable costs incurred in collecting any delinquent assessment, including reasonable attorney's fees.
7. In addition to pursuing any other collection alternatives, membership in the Association must be maintained in good standing in order for the member to retain privileges of membership, including the right to vote and to use and enjoy Association recreational common facilities. The Board of Directors reserves the right to suspend membership privileges to those members who are delinquent in their assessments.

8. The Board may, for good cause based upon the Board's sole discretion, agree to a payment plan, which permits payment of the delinquent assessment(s), late charges, interest and collection costs.
9. Unless the Board agrees to a payment plan as specified in Section 8 above, all amounts due pursuant to this policy, and all other assessments and related charges thereafter due to the Association until all such amounts are paid, must be paid in full and the Association shall not be required to accept any partial or installment payments from the date of the institution of an action to enforce the payment of delinquent amounts to the time that all such amounts are paid in full.
10. All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until such time as all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
11. All above-referenced notices will be mailed to the owner(s) at the last mailing address provided in writing to the Association by such owner(s).
12. The mailing address for overnight payment of assessments: Pine Mountain Lake Association, 19228 Pine Mountain Drive, Groveland, CA 95321.

In accordance with California law, each year when the Association distributes its annual budget, the members shall also receive a schedule of the monetary penalties, which may be imposed for violations.

8.3 Fines for Violation of the Rules and Regulations

- A. First violation: \$50 - \$100.
- B. Each subsequent violation within one year of the preceding violation shall be \$100.
- C. In addition to fines levied in accordance with the above schedule, any owner who is determined to have violated the Declaration of Restrictions may be ordered by the Association to restore any damaged, destroyed, or altered plant materials, flora, or structural improvements to their pre-existing condition, or to pay for the cost of damage to the common area via a reimbursement assessment. In the case of any violation, which constitutes a breach of the rights of quiet enjoyment of any other property owner or resident, the violator may be ordered to cease or discontinue the offensive action or activity.

Further Legal Action

1. In any case where a property owner fails to pay levied fines or take corrective action as detailed in any Committee decision, the Board of Directors may pursue collection of fines or enforcement of the Committee's decision in any manner permitted by law. In the event the property owner fails to complete whatever corrective action the Committee specifies in its final decision, the Committee may reconvene to assess a monetary fine, within the guidelines of the above schedule, as a penalty for the owner's failure to act. The Committee shall notify the Board of the owner's continued noncompliance in order to enable the Board to consider the propriety of further legal action.

2. As more particularly described in Article XIV of the Declaration of Restrictions, in the event that formal legal action becomes necessary, the prevailing party shall be entitled to recover the costs of suit, including reasonable attorneys' fees.

PMLA Short-Term Rental Violation Point System

In accordance with PMLA Board Resolution 24.05, adopting Short-Term Rental (STR) permit policy and operation rules, the following point system is adopted to allow the accrual of points per violation to address ongoing repeated violations of individual member properties rented for less than 30 days. In addition, the monetary penalties described above, a penalty will be issued to STR owners, if the maximum point threshold has been surpassed, specifically, the temporary revocation of the STR permit allowing the member to rent their property for less than 30 days.

The following violations are common: barking/loose dogs, beach/boating/lake rules, construction rules, dock compliance, garbage, gate issues, illegal dumping, illegal signs, parking violations, non-compliant lights, noxious activity/noise/trespassing, lack of owner maintenance, storage, temporary structures, unregistered rentals, or multiple violations.

The PMLA STR permit point system allocates one (1) point for the 1st stage of the enforcement procedures known as the Courtesy Notice, two (2) points for the 2nd stage of the enforcement procedures known as the Notice of Non-Compliance and three (3) points for the 3rd stage of the enforcement procedures known as the Final Notice. The threshold for penalty is a total of 6 points in one year. If a member receives more than the maximum points, then a penalty is imposed and the member STR permit is temporarily revoked. The point count resets every 12 months from the day of the first violation. The count resets to zero on this date.

An unregistered Rental is considered a major violation. The point system allocates three points per stage of the enforcement procedures, not applying for a Rental Permit, may result in suspension of the privilege to rent short term, for up to six (6) months. As per Resolution 24.05, #14, #17, #18 and Resolution 95.14.

Other major violations considered are gate issues, Resolution 95.09, 04.04, 00.07, Fire safety and burning standards, Resolution 95.04, 10.05. Major violations point system allocates three points per stage of the enforcement procedures.

Six (6) points allows for a property owner to have various combinations of issues. For example, a member may have six (6) Courtesy Notices for six (6) different violations before receiving a penalty. Or a member could have one violation that goes through all three stages of the Enforcement Procedure. Any combination is possible for the purposes of this policy.

The goal of using the point system is to reduce the frequency of the violations and to encourage prompt response to a violation issue. Potentially, it may reduce the same property owner having reoccurring issues.

Once the number of points surpasses six (6) points, then a penalty will be enforced which may include a monetary fine and/or temporarily suspension of privileges in accordance with the Schedule of Fines, which is derived from the CC&Rs.

Not applying for a Rental Permit, will result in suspension of the privilege to rent for up to six (6) months. As per Resolution 24.05, #14, #17, #18.

The following procedures are enacted to support the implementation of the point system:

- The point system is applicable to short-term rentals, and will follow the current enforcement tracking and notification procedures that long-term, and non-renters are required to follow equally.
- The point system applies to the current Schedule of Fines.
- The PMLA Covenants Committee will administer a penalty based on the facts and point count of violation(s).
- The PMLA Compliance department is tasked with tracking compliance information and data.
- Each notice sent to a member throughout the process will have a point count listed in the footer of the enforcement letter. For example,

Violation Point Count: 1 of 6 points.

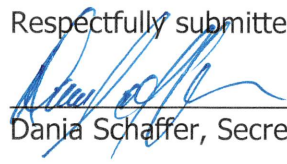
More than 6 points leads to a penalty per the Schedule of Fines and the PMLA STR permit policy.

Reference Table below:

Violation: Rental Point System	1st Notice CN	2nd Notice NC	3rd Notice FN	Hearing Cov. Com.
Construction, Maintenance, Property Use Restriction: Violations - Article V, VI, VIII				
Barking / loose Dogs	1	2	3	6
Beach/Boating /Lake Rules	1	2	3	6
Construction Rules	1	2	3	6
Dock violations	1	2	3	6
Garbage	1	2	3	6
Illegal Dumping	1	2	3	6
illegal signs	1	2	3	6
Imp. w/o approval or NC improvement	1	2	3	6
Multi Violations – point for each violation	1	2	3	6
Non-compliant lights	1	2	3	6
Noxious Activity / noise	1	2	3	6
Owner Maintenance	1	2	3	6
Parking Restrictions / non-op vehicle	1	2	3	6
Storage	1	2	3	6
Temporary Structures	1	2	3	6
Use of Lots, streets or common area	1	2	3	6
Obligations of Owners - Article II, Resolutions - Gates and Fire Safety				
Unregistered Rental	3	3	3	6
Gate Issues	3	3	3	6
Burning without permit or unsafe	3	3	3	6

The Board of Directors hereby rescinds all previous schedules of monetary penalties and nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

Respectfully submitted,



Dania Schaffer, Secretary

6/20/26