

ASSOCIATION RULES & FINE SCHEDULE

Adopted November 10, 2011 • Amended March 28, 2013

NOTICE FOR COMMENT

Proposed Changes to Association Rules & Fine Schedule,
December 2016

OVERVIEW

Proposed changes to the Association Rules & Fine Schedule were approved by the Board of Directors in open session at the Regular Meeting of the Board on November 12, 2015 for publication and member comment in accordance with Civil Code requirements. After considering member feedback on February 25, 2016 the Board of Directors made significant changes to the proposed rule changes. On November 17, 2016 the Board of Directors approved the newly updated proposed changes for publication and member comment.

In the body of the text, a black strikethrough indicates a proposed deletion from the current document. Proposed new language is displayed in red font.

PURPOSE & EFFECT

The purpose of the proposed operating rule changes is threefold: (1) language clean-up of existing rule sections, (2) addition of new rule sections to fill gaps between current practices and policies, and (3) modification of specific rule fine amounts to serve as an effective deterrent.

The effect will be to improve education and voluntary compliance with operating rules intended to enhance member safety, property values, and quality of life.

INSTRUCTIONS

All comments should be made in writing or by email to the Member Services before January 31, 2017, at the addresses described below. Prior to the Board taking action on the proposed operating rule changes, received comments will be submitted to the Board for review and consideration.

Address: 18174 Hidden Valley Road, Hidden Valley Lake, CA 95467

Email: memberservices@hvla.com

FINE SCHEDULE

Civil Code Sections ~~1363~~(g) 5850 – 5865 empower homeowner associations to impose monetary penalties for violations of the Association's Governing Documents by members or member guests so long as the penalties are assessed pursuant to a schedule distributed to each member. The Hidden Valley Lake Association has established seven categories of fines applicable to the rule violations listed below. **Violations which are more than one year old will not be considered for rules which provide for escalating fines for repeat violations.**

Class A Violation \$ 25

Class B Violation \$ 50

Class C Violation \$ 75

Class D Violation \$ 100

Class E Violation \$ 200

Class F Violation \$ 300

Class G Violation \$ 500

The decision to levy a fine is at the discretion of the Association and its authorized employees and agents and is in addition to other remedies available to the Association under the Governing Documents or applicable California laws, including without limitation, suspending the offender's right to use specific common areas facilities, enlisting the involvement of law enforcement personnel, and/or pursuing legal action.

DEFINITIONS

Commercial vehicles: a motor vehicle or combination of motor vehicles used in commerce to transport passengers or property if the motor vehicle: 1) Has a gross combination weight rating of 26,001 or more pounds inclusive of a towed unit with a gross vehicle weight rating of more than 10,000 pounds; or 2) Has a gross vehicle weight rating of 26,001 or more pounds, or 3) Is designed to transport 16 or more passengers, including the driver; or 4) Is of any size and is used in the transportation of materials found to be hazardous for the purposes of the Hazardous Materials Transportation Act and which require the motor vehicle to be placarded under the Hazardous Materials Regulations (49 CFR 172, subpart F).

Common area: means all real property owned by the Association for common use, specifically excluding all lots held by the Association for future disposition.

Common facilities: means the lake, beaches, marina, golf course, tennis courts, stables, buildings, structures, facilities, roads, trees, fences, lawns, shrubs, and the like constructed, installed, or currently located on the Common Area and owned by the Association.

Construction vehicles: include, but not necessarily limited to, backhoes, loaders, forklifts, tractors, cranes, trailers, equipment trailers, and any other machinery, delivery vehicles, equipment, or materials appurtenant thereto.

Farm animals: include but are not limited to cows, pigs, goats, sheep, roosters, domestic turkeys, horses, mules, burros, and similar animals.

Nude: means devoid of an opaque covering which covers the genitals, buttocks, or pubic hair region of any teenage or adult person or any portion of the breast at or below the upper edge of the areola of any female person who is not breast feeding.

Portable play equipment: includes basketball hoops, tetherball stands, skateboard or bike ramps, netted goals or other equipment that must be set up or placed in a fixed position in order to be used for recreational purposes.

Recreational vehicles: include, but not necessarily limited to, motorhomes, fifth wheels, campers, travel trailers, wave runners, jet skis, all-terrain vehicles (ATV), side-by-side, Utility Task Vehicles (UTV), and boats.

Soliciting: means implementing persuasion orally or through written means to achieve either a behavioral or financial result (often related to sale of a product) through the uninvited physical presence of the solicitor(s) within or upon a member's lot or common area as defined in the CC&Rs.

Standard passenger vehicles: include, but not necessarily limited to, sedans, station wagons, sport utility vehicles (SUV), light trucks with standard beds, vans, mini-vans, motorcycles, mopeds, and motorized bicycles.

Street: includes the paved roadway surface and unpaved portion of the right of way that exists from lot line to lot line.

Water vessel: means any boat, trailer, kayak, paddleboat, float plane, or other device capable of being launched into a water body, excluding float tubes, rafts, boogie boards, and other inflatable devices.

GENERAL RULES

1.01 Identification

Failing to stop and present valid proof of ownership or residency, member photo identification card, or driver's license, **or other government issued identification card** when identification is requested by an authorized Association employee or agent when entering or while within the boundaries of Hidden Valley Lake is a Class B Violation. **Second and subsequent offenses are Class D violations.** The fine may be waived upon presentation of proof of identification **to Member Services within 15 days of receipt of the Notice of Violation.**

1.02 Interference

Failing to obey directions or obstructing the performance of duties of an authorized Association employee or agent is a Class B D Violation. **Second violation offense is a Class D E Violation.** Third and subsequent **violations offenses** are Class E F Violations.

1.03 Abuse

Verbally abusing, or threatening or perpetrating violence, towards an authorized Association employee or agent is a Class E Violation. **Second violation offense is a Class F Violation.** Third and subsequent **violations offenses** are Class G Violations. The behaviors addressed by this violation are those actions that create a hostile workplace environment for Association employees or agents. **Violations of this provision will accrue for two years. Any violation occurring more than two years before the instant violation will not be considered in determining the fine amount for the instant violation.**

1.04 False Reports

Knowingly filing a false or inaccurate report in relation to the enforcement of the Governing Documents or other Association rules is a Class B D Violation.

1.05 Suspended Use

Using a common **area facility** when such use or right has been suspended or restricted is a Class D Violation. Second and subsequent **violations offenses** are Class E Violations.

1.06 Alcoholic Beverages

It is the intent of the Association to adopt and follow ABC laws, rules, and regulations as it relates to the unauthorized consumption of alcoholic beverages at the Hartmann Complex, golf course, and Community Center. Patrons bringing their own alcoholic beverages on these premises is a Class D Violation. This section does not apply to the purchase and consumption of on-site sales.

1.07 Unacceptable Conduct

Behaving in a manner that threatens the safety and/or enjoyment of any common area or common facility, **including streets**, by other users of that area or facility is a Class E Violation. Such behavior is characterized by, but not limited to, actions likely to lead

to the injury of others, aggressive or threatening conduct, **public intoxication**, or conduct considered unacceptable by others in the immediate vicinity.

1.08 Discharging Weapons

Discharging any weapon or device that launches a projectile capable of harming a person is a Class D Violation.

1.09 Objectionable Noise

Engaging in loud activities or generating excessive noise **to the extent that it is a habitual nuisance, disturbance or annoyance to the peace of the immediate neighborhood** without prior written authorization from **the Association**, is a Class B A Violation. **Second violation offense is a Class C B Violation.** Third and subsequent **violations offense are is a Class D Violation.** **Fourth and subsequent offenses are Class F Violations.**

1.10 Unauthorized Solicitation

Soliciting **door-to-door on common areas** without prior written authorization from **the Association** **or soliciting door-to-door** is a Class B Violation.

1.11 Golf Course Use

Using the golf course for non-golf purposes (unless such use is affiliated with an authorized event), or without paying required fees, including trail fees, or without obtaining permission to play from Pro Shop staff is a Class C Violation. Second and subsequent **violations offenses** are Class D E Violations.

1.12 Golf Course Hours

Being on the golf course when it is closed without possessing a valid trail pass (in areas authorized for trail pass use) or without being authorized by the Association is a Class C Violation. Second and subsequent **violations offenses** are Class D E Violations.

1.13 Refuse Containers

Placing any refuse container on the **road right-of-way street** in excess of 24 hours before scheduled pick-up or failing to remove said container within 24 hours after pick-up is a Class A Violation.

1.14 Refuse Container Storage

Failure to store any refuse container, when not on the **road right-of-way street** for pick-up, against a structure or within an approved screened enclosure is a Class A Violation.

1.15 Skateboards

Operating skateboards, scooters (including motorized scooters), roller blades, or roller skates in common areas where such use is prohibited is a Class A Violation.

1.16 Fire Hazard

Creating a fire hazard by lighting flammable materials or disposing of such materials anywhere except in containers specifically designed for such use is a Class F Violation.

1.17 Fireworks

Discharging fireworks of any kind within Hidden Valley Lake without required permits is a Class D F Violation.

1.18 Smoking

Smoking in areas not specifically designated as smoking areas is a Class A Violation.

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1.19 Vandalism

Damaging, vandalizing, or removing Association property from its rightful place, including natural features, is a Class F G Violation. Offenders also will be held financially responsible for the repair or replacement of any damaged or stolen property.

1.20 Littering

Depositing litter or trash, dumping of any natural or man-made substances, or abandoning personal property upon Association property is a minimum Class A Violation up to a maximum Class E Violation, depending on the extent of littering or dumping. Offenders also will be held financially responsible for the removal of any deposited or dumped material.

1.21 Hazardous Material

Dumping illegal material or hazardous waste on Association property or in waterways is a Class G Violation. Offenders also will be held financially responsible for the removal and cleanup of illegal materials or hazardous waste.

1.22 Household Trash

Depositing household trash, garbage or debris in Association garbage receptacles is a Class A B Violation.

1.23 Curfew

It is the intent of the Association to adopt and follow Section 12-1 of the Lake County Code for purposes of curfew on the Common Areas. Minors under the age of eighteen (18) years being in or on common area, common facilities, or roadways between the hours of 11:00 PM to 5:00 AM of the following day, unless supervised by a parent or legal guardian, is a Class B Violation. Second and subsequent offenses are Class D Violations. Exceptions are noted in Section 12-2 of Lake County Code.

1.24 Tenant Registration

Failing to comply with Section 4.02 of the Covenants, Conditions, and Restrictions regarding rental or lease of residences, registration of tenants and lessees, and payment of tenant deposits and fees is a Class D Violation, the fine for which may be levied on a weekly basis until the violation is abated.

1.25 Nudity

Persons appearing nude on common areas or streets is a Class D Violation.

1.26 Continuing Violation

Continuing a violation of Rules in Section 1.16, 4.12 – 4.15, 6.03, 6.06, 8.01 – 8.03, and 8.05 – 8.10 beyond the time allotment to remedy or remove the violation is a Class D Violation, the fine for which may be levied on a weekly basis until the violation is abated up to a maximum of six months.

USE OF COMMON AREAS

The following rules govern the use of all Association common areas, except the following:

- Roads and road right-of-ways
- Areas open to the general public – Golf course and Restaurant, Campground, Hartmann Park and Ball Field, mailbox areas
- Amenities available for exclusive use through execution of an agreement – Marina Boat Slips, Equestrian Center, Community Center, Greenview Room, Activity Center

2.01 Common Area Use

Use of Association common areas is restricted to Members

having a valid member photo identification card in their possession. Member guests may use Association common areas in accordance with the Association's Guest Access Policy. Unauthorized use of a common area is a Class B Violation. The fine may be waived upon presentation of proof of member identification to Member Services within 15 days of receipt of the Notice of Violation.

2.02 Permitted Hours of Use

Association common areas are open from dawn to dusk (one-half hour before sunrise to one-half hour after sunset), except as follows:

- a. One hour before sunrise to one hour after sunset from Memorial Day through Labor Day;
- b. Tennis Courts: 6:00 am to 12:00 am (midnight);
- c. Swimming Pool: Season and Hours of Use published annually;
- d. Areas closed for maintenance or construction activities;
- e. Association-sponsored events or with prior written authorization from Association.

Unauthorized use of a common area when closed is a Class C Violation.

2.03 Pets in Common Areas

Having pets or animals (except qualified service animals) in a common area, excepting those specifically designated for the use of such animals, is a Class B Violation.

2.04 Registration

Launching or operating a motorized water vessel or a non-motorized vessel on the lake (~~kayaks, sailboats, rowboats, paddleboats~~) without displaying a valid Association boat registration sticker is a Class B F Violation.

2.05 Quagga Mussel Sticker

In addition to a Valid Association boat registration sticker and any required by the State of California, all watercraft and/or trailers launching in or on Hidden Valley Lake must display a current Lake County mussel sticker as proof of screening. This does not apply to canoes, kayaks, float tubes, rafts, wind surfers/boards, boogie boards, non-motorized paddle boats, and non-motorized sail boats that are eight feet or less in length. Failure to comply with this rule is a Class G Violation.

2.056 Speed Limit

Operating a motorized water vessel in excess of 10 MPH or 5 MPH within 100 feet of the shoreline, any swimmer, or designated swimming areas is a Class B Violation.

2.067 Motor Type

Only four-stroke ~~and~~ or electric motors are permitted. Using a two-stroke motor on the Lake is a Class B D Violation.

2.078 Motor Size

Using a motor exceeding ten horsepower on the Lake is a Class B D Violation.

2.089 Vessel Operation

Operating a water vessel within ten feet of a Solar Bee, within twenty-five feet of the dam spillway, or within a designated swimming area is a Class B D Violation.

2.0910 Swimming

Swimming within ten feet of a Solar Bee, within twenty-five feet of the dam spillway, or anywhere within 100 feet of the Marina boat dock area is a Class B D Violation.

2.101 Diving

Diving or jumping from Marina boat docks or fishing piers is a Class B D Violation.

2.112 Fishing

Fishing without a license, in designated swimming areas, the Marina boat dock area, or within twenty-five feet of the dam spillway is a Class B Violation. Daily catch limits apply in accordance with California Department of Fish & Wildlife rules and regulations.

2.13 Life Jacket

Failing to carry a Coast Guard approved personal flotation device for every person on board a boat, canoe, or kayak is a Class D Violation. Life jackets must be worn if towed behind a vessel.

USE OF ROADWAY

3.01 Evading or Ignoring Security Officer

Failing to stop and pull to the side of the roadway street when followed by a Security vehicle displaying flashing lights is a Class D Violation.

3.02 Vehicle Speeding

Operating a motor vehicle in excess of 25 MPH or a motorized scooter in excess of 15 MPH is a Violation classified as follows:

- a. Exceeding speed limit by 1 to ~~10~~ 7 MPH is a Class A violation, plus an additional fine of \$5 for each MPH in excess of the speed limit;
- b. Exceeding speed limit by 8 – 10 MPH is a Class B violation, plus an additional fine of \$5 for each MPH in excess of the speed limit;
- c. Exceeding speed limit by 11 to 20 MPH is a Class D Violation plus an additional fine of \$10 for each MPH over 35 MPH (25 MPH for motorized scooters);
- d. Exceeding speed limit by more than 20 MPH is a Class F Violation plus an additional fine of \$10 for each MPH over 45 MPH (35 MPH for motorized scooters), not to exceed \$500.

3.03 Unsafe Operation

Operating a motor vehicle in such a manner that endangers the safety of persons or property is a minimum Class E D Violation up to a maximum Class F Violation, depending on the level of carelessness or endangerment.

3.04 Failure to Obey Traffic Control Signs

Failing to obey traffic control signs and pavement markings, including coming to a full stop at stop limit lines, is a Class B D Violation.

3.05 Failure to Stop for School Bus

Failing to stop when school bus is displaying a flashing red light and remaining stopped until flashing red light has been turned off is a Class E F Violation.

3.06 Hitching Rides

Operating a wheeled device by attaching it or the rider's body to a moving motor vehicle is a Class B Violation.

3.07 Operating Vehicles Off Roads

Motor vehicles (including any motorcycle, motorbike or mo-

torized scooter) may only be operated on surfaced roadways streets and designated parking areas, except authorized vehicles as follows:

- a. Association, public agency and public utility vehicles;
- b. Vehicles with prior written authorization from Association.

Operating an unauthorized motor vehicle on other than surfaced roadways streets and designated parking areas is a Class D Violation.

3.08 Portable Play Equipment

Placing or using portable play equipment within the paved portion of the street is a Class B Violation.

3.09 Throwing Objects

Throwing any object at a vehicle or its occupants is a Class E G Violation.

3.10 Golf Cart/Scooter Safety Equipment

Operating any a golf cart or motorized vehicle, cycle, or scooter, including golf carts and low-speed vehicles, during darkness without using proper safety equipment (taillights, headlights, reflectors, etc.) is a Class B C Violation. If violation is the result of missing or inoperable equipment, fine may be waived upon presentation of proof of correction.

3.11 Helmets

Operating or riding as a passenger upon a bicycle, motorized bicycle or scooter, motorbike, or motorcycle without a properly fitted and fastened helmet If less than 18 years of age is a Class A Violation. Second and subsequent violations offenses are Class B Violations.

3.12 Operating Prohibited Vehicles

Operating any vehicle other than a motor vehicle or motorcycle licensed for public highway or street use is a Class D Violation, except the following:

- a. Golf carts and low-speed vehicles;
- b. Motorized scooters, motorized bicycles, and mopeds;
- c. Self-propelled devices operated by persons who, by reason of physical disability, are otherwise unable to move about as a pedestrian;
- d. Off-highway, all-terrain, or utility task vehicles with prior written authorization from the Association.

3.13 Possession of License

Operating any motorized vehicle, cycle, or scooter, including golf carts and low-speed vehicles, without possessing a valid driver's license is a Class B violation. The fine may be waived upon presentation of proof of license to Member Services within 15 days of receipt of the Notice of Violation.

3.14 Pedestrians and Non-motorized Devices

Walking and/or operating non-motorized devices on streets or other common area in manner that constitutes an immediate safety hazard or traffic obstruction is a Class A Violation.

PARKING

4.01 Creating Safety Hazard or Traffic Obstruction

Parking any vehicle or trailer in a manner that constitutes an immediate safety hazard or traffic obstruction is a Class E D Violation.

4.02 No Parking Zones

Parking in a designated "No Parking Zone," in a marked fire lane, or within 15 feet of a fire hydrant is a Class ~~E~~ **D** Violation.

4.03 Non-designated Areas

Parking on common area not designated or commonly used for parking purposes, **including parking outside delineated parking stalls**, without prior written authorization from **the** Association is a Class C Violation.

4.04 Blocking Access / Exceeding Time Limits

Parking in a manner that obstructs a private driveway (except with permission of the owner), an entrance or exit to Hidden Valley Lake **or common area**, or any fire access gate, **or parking in stalls in excess of posted time limits**, is a Class C Violation.

4.05 Roadway Surface

Parking any portion of a vehicle or trailer on the paved ~~roadway~~ **street** surface is a Class ~~A~~ **B** Violation.

4.06 Opposite to Direction of Travel

Parking any vehicle ~~within the unpaved right-of-way~~ **on the street** facing the opposite direction of travel on the side of the street upon which the vehicle is parked is a Class A Violation.

4.07 Handicapped Vehicle Space

Parking in a space designated for handicapped vehicles without properly displaying a disabled placard or disabled special license plate is a Class ~~E~~ **E** Violation. The fine may be waived upon presentation of proof of right to utilize designated handicapped parking spaces.

4.08 Overnight Parking

Overnight parking ~~at Association facilities and~~ **on** common areas, except properly registered campground guests, without prior written authorization from Association is a Class A Violation.

4.09 Seventy-two Consecutive Hours

Parking of any vehicle, recreational vehicle, boat trailer, or utility trailer ~~within the unpaved right-of-way~~ **within the unpaved shoulder of the street** for more than seventy-two consecutive hours is a Class ~~A~~ **B** Violation.

4.10 Adjacent Owner Authorization

Parking of a standard passenger vehicle within the unpaved ~~right-of-way~~ **portion of the street** by those other than owners, residents and guests of the residence adjacent to the parking area without the specific permission of the owner of the adjacent residence, excepting parking in conjunction with an Association-sponsored event (limited to 24 hours), is a Class ~~A~~ **B** Violation.

4.11 Unauthorized Vehicle

No vehicle other than a standard passenger vehicle may be parked on ~~paved roadway surfaces, unpaved right-of-ways, the~~ **street** or common areas, except the following:

- a. Vehicles undergoing emergency repairs;
- b. Recreational vehicles parked within the unpaved ~~right-of-way~~ **portion of the street** for loading and unloading, not to exceed ~~seventy-two~~ **seventy-two** hours;
- c. Construction and delivery vehicles related to an approved project during permitted construction hours as long as such vehicles and construction materials do not constitute a traffic hazard, or such hazard is mitigated with appropriate safety measures, such as cones or flaggers;

d. Commercial vehicles for a reasonable duration necessary to provide services;

e. Association, public agency and public utility vehicles;

f. Vehicles with prior written authorization from **the** Association.

Parking of any unauthorized vehicle on roadways, unpaved right-of-way, or common areas is a Class ~~A~~ **B** violation.

4.12 Construction and Commercial Vehicles

Parking of construction **or commercial** vehicles ~~or machinery including, but not limited to, back-hoes, loaders, forklifts, tractors, cranes, and equipment trailers~~ in the open on any lot is a Class ~~A~~ **B** Violation, except the following:

- a. Construction and delivery vehicles and machinery related to an approved project;
- b. Commercial vehicles for a reasonable duration necessary to provide services;
- c. Association, public agency and public utility vehicles;
- d. Vehicles and machinery with prior written authorization from Association.

4.13 Non-Operational Vehicles

Parking of non-operational **or unregistered** vehicles, trailers or boats including, but not limited to, unused, stripped down, partially wrecked, or junk vehicles, trailers, or boats in the open on any lot without prior written authorization from **the** Association is a Class ~~A~~ **C** Violation.

4.14 Unapproved Areas

Parking on any portion of a lot, other than a paved driveway, garage, or carport that has not been approved by the Association as an authorized parking area is a Class A Violation.

4.15 Drainage Ditch

Parking any vehicle on or within a drainage ditch or channel, unless on an approved parking pad, Is a Class B Violation.

ENTRY TO HIDDEN VALLEY LAKE

5.01 Unauthorized Access

~~Operating any motorized vehicle or cycle through or around gate arms, emergency access gates, "no access" strips, or other common area from outside the subdivision, including tailgating behind another vehicle through a gate, Misusing a member's Unit, Block and Lot number (UBL), address, member photo identification card, or bar code sticker to gain unauthorized access to Hidden Valley Lake is a Class B~~ **E** Violation.

5.02 Tailgating

~~Following another vehicle through a gate for the purpose of gaining unauthorized entry into Hidden Valley Lake is a Class C Violation.~~

~~5.03~~ 5.02 Removal of Barricades

Moving or damaging any fence, gate or barricade, or altering natural features for the purpose of gaining unauthorized entry into **or egress out of** Hidden Valley Lake **or an access controlled location within Hidden Valley Lake** is a Class ~~E~~ **F** Violation. Offenders also will be held financially responsible for the repair or replacement of any damaged or removed property.

5.03 False Identity

Use, attempted use, or possession of invalid, transferred, or counterfeited bar code, amenity access card, or member photo ID, including misusing a member's Unit Block and Lot (UBL) number or address, to gain unauthorized access into Hidden Valley Lake and/or common facilities is a Class D violation. Misused bar code stickers, member photo ID, and amenity access cards may be confiscated at the discretion of Association employees and agents.

ANIMAL CONTROL

6.01 Noisy Pets

~~Allowing~~ ~~Owning or having charge, custody, care or control of a pet to that~~ makes unusual or excessive noise to the extent that it is a ~~continuing~~ **habitual nuisance**, disturbance or annoyance to the ~~residents of neighboring lots~~ **peace of the immediate neighborhood** is a Class A Violation. ~~Second violation offense~~ is a Class B Violation. ~~Third violation offense~~ is a Class ~~E~~ **D** Violation. ~~Fourth and subsequent offenses are Class E Violations.~~ **The accumulation of fine for violations of this section are not subject to the provision above stating that the progression is restated after one year following the initial violation.**

6.02 Wildlife

~~Feeding, capturing, injuring or killing wild~~ **mammals, reptiles (other than poisonous snakes), migratory birds, marine birds, birds of prey, or protected species as defined by California Department of Fish & Wildlife, except with prior written authorization from the Association and with required permits, is a Class D Violation.** ~~This section does not apply to holders of government issued permits allowing such activity.~~

6.03 Commercial Breeding

Maintaining a commercial kennel or kennel where five or more dogs over the age of four months are kept is a Class E Violation.

6.04 Loose Dogs

~~Allowing~~ ~~Owning or having charge, custody, care or control of a dog to run loose or unattended that is running at large, not properly confined or under direct control of the owner on a private lot, or not under restraint by a leash (maximum of 6 feet) as mandated by Article 10, Section 6(d) of the Declaration while outside the private lot of the owner thereof is a Class B Violation.~~ ~~Second violation offense~~ is a Class C Violation. ~~Third and subsequent violations offense are is a Class D Violation.~~ **Fourth and subsequent offenses are Class E Violations.** Offenders will also be held financially responsible for animal capture and impoundment ~~costs~~ **fees.**

6.05 Aggressive Dogs

~~Allowing~~ ~~Owning or having charge, custody, care or control of a dog to exhibit that demonstrates~~ vicious behavior, as defined in Section 4-14.1 of the Lake County Code of Ordinances, is a Class D Violation. Second and subsequent ~~violations offenses~~ are Class E Violations. Offenders will also be held financially responsible for animal capture and impoundment ~~costs~~ **fees.** **All previous violations of this section will be considered when imposing a fine, regardless of how long ago the previous violations occurred.**

6.06 Unauthorized Animals

Owning, keeping, or harboring farm animals or livestock of any description on any lot is a Class D violation.

PROPERTY IMPROVEMENTS

7.01 Major Project Approval

Commencing new home construction or an addition to an existing

building without written approval from the Association is a Class G Violation.

7.02 Minor Project Approval

Commencing construction on an improvement other than those listed in 7.01, ~~or painting the exterior of a house,~~ without written approval from the Association is a Class ~~D~~ **F** Violation. ~~Painting the exterior of a house without written approval from the Association is a Class C Violation.~~

7.03 Conditions of Approval

Constructing an improvement that is not consistent with the conditions of approval is a Class F Violation.

7.04 Time Allotment

Exceeding the time allotment for an improvement without an approved extension of time is a Class D Violation.

7.05 Project Commencement

Failing to commence a repair or removal of damaged or destroyed improvements within the required time allotment without an approved extension of time is a Class D Violation.

7.06 Construction

Failing to comply with environmental control guidelines governing construction sites and activities is a Class D Violation.

7.07 Continuing Nuisance

Maintaining a nuisance beyond the time allotment to remedy or remove the nuisance is a Class ~~E~~ **D** Violation, the fine for which may be levied on a weekly basis until the nuisance is abated up to a maximum of six ~~weeks.~~ **months.**

PROPERTY MAINTENANCE

8.01 Building Maintenance

Failing to maintain the exterior of a dwelling or other building in compliance with environmental control policies and guidelines is a Class D Violation.

8.02 Property Maintenance

Failing to maintain an improved or unimproved lot ~~in a neat and sanitary condition~~ in compliance with environmental control policies and guidelines is a ~~minimum Class A Violation up to a maximum Class E Violation.~~ **minimum Class A Violation up to a maximum Class E Violation.** Offenders also will be held financially responsible for bringing the property into compliance.

8.03 Weed Abatement

Failing to maintain vegetation on an improved or unimproved lot in compliance with environmental control policies and guidelines ~~and/or the Association's Herbicide Policy~~ is a Class F Violation. Offenders also will be held financially responsible for bringing the property into compliance.

8.04 Tree Removal

Removing a tree greater than three inches in diameter or 9 ½ inches in circumference (measured at 4 ½ feet from ground level on the high side) without written approval from the Association is a minimum Class D Violation up to a maximum Class G Violation. Offenders may also be required to replace the removed tree.

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8.05 Fuel Tank Screening

Failing to screen a fuel tank in compliance with environmental control policies and guidelines is a Class D Violation.

8.06 Address

Failing to display an address number in compliance with environmental control policies and guidelines is a Class A Violation.

8.07 Business Activities

Conducting business activities not in compliance with Section 10.05 of the Covenants, Conditions and Restrictions or without written approval from the Association is a Class D Violation.

8.08 Signs

Failing to comply with environmental control policies and guidelines governing the display of signs is a Class A Violation. **Signs are subject to confiscation if placed on common area or streets.**

8.09 Easements and Culverts

Failing to maintain easement areas and clear drainage channel culverts of debris in accordance with Section 11.01(d) of the Covenants, Conditions, and Restrictions is a Class D Violation.

8.10 Landscaping

Failing to comply with the Covenants, Conditions, and Restrictions regarding property landscaping is a Class D Violation.

8.09 Continuing Violation

Continuing a violation of Rules in this Section 8, excepting 8.03 and 8.04, beyond the time allotment to remedy or remove the violation is a Class C Violation, the fine for which may be levied on a weekly basis until the violation is abated up to a maximum of six weeks.

WHAT WORKED THEN...



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