

George Ranch Community Association
Disciplinary Policy & Schedule of Fines
April 23, 2019

As of January 1, 2000¹, all California Community Associations are required, when providing a copy of a Governing Document, to include a cover page with the following statement:

If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

It has been and continues to be the Association's policy not to discriminate on the basis of race, color, religion, gender, gender identity, gender expression, sex, familial status, marital status, sexual orientation, disability, national origin, or ancestry.

GEORGE RANCH COMMUNITY ASSOCIATION Disciplinary Policy & Schedule of Fines

Ensuring that all owners and residents abide by the standards set forth in our Association Governing Documents is an important part of the Board's responsibility to all owners. In the vast majority of situations, common sense and the desire to be a good neighbor is all that is needed to ensure compliance. However, in the rare instances when formal action is required, the Association does have a variety of enforcement tools available. One tool is the ability to impose fines to obtain Governing Document compliance.

There is a hearing process in which the Association will notify an owner in writing at least 10 days prior to any meeting at which the Board is considering or imposing discipline (including the levying of fines) on an owner. The notice will provide:

- the date, time and place of the meeting;
- the nature of the alleged violation for which an owner may be disciplined;
- a statement that the owner has a right to attend and may address the Board at the meeting.

The Board may opt to conduct the hearing in executive session. If it does not, the owner can request, and has a right to have the matter considered in Executive Session.

Generally, the Board may consider fines such as:

!	First Violation	\$ 100
!	Second Violation	\$ 100 to \$300
!	Third Violation	\$ 100 to \$500
!	Violations with Out of Pocket costs	Appropriate fine, plus all costs

On serious or unique matters, the Board may specify a different fine amount/and or approach which will be set forth in the Notice of Hearing. For example, for failure to observe the ban on heavy trucks, the fine will be \$5,000 per incident, and the cost of repair to damaged road or structures.

The Association retains the right to combine any fine with any other disciplinary action or other sanctions or conditions, depending on the seriousness of the infraction. For violations that are continuing in nature, such as failure to remove an unapproved architectural alteration, building outside the building envelope, or unauthorized rental of a residence, fines may be levied for each day that the violation continues, up to a maximum amount per month of \$1,000.

If the Board imposes discipline on an owner, the Association will provide a notice of the disciplinary action to the owner within 15 days following the hearing. If a fine is levied, it will be due and payable 10 days after it is levied and will be added to the owner's account unless otherwise specified in the notice to the owner.

Living in the George Ranch community offers many benefits, but there are also corresponding responsibilities that we all have to one another. A significant responsibility is voluntary compliance with our Governing Documents and the standards contained in them. When there is a violation of our standards or other misconduct, the volunteers who run the Association are put into the unenviable position of having to enforce those standards. We hope that anyone who has been notified of a violation will take the time to reconsider the facts or circumstances that brought about the notice of violation, and take the opportunity to voluntarily correct the situation. The Association has both the obligation and the means to do what is necessary to enforce our Governing Documents, but we hope instead that we can maintain our quality of life and property values by relying on member cooperation and respect for our community standards.

See generally Civil Code §5855 re
Disciplinary Process For Delinquent
Assessments see that Policy

dlr: 6/6/18
Per Civil Code §4360

Distributed to

Members: April 23,
2019

Formal Board

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