



June 9, 2017

NOTICE OF APPROVED RULES

Dear Homeowners:

The Board of Directors for the Spanish Walk Community Association approved the below Rules for the association during the June 8, 2017 Board meeting. The Rules are effective immediately and will be enforced with all homeowners, residents and/or their guests found to be in violation.

“Parking Rules:

NO PARKING ZONES/STREETS: There is **NO PARKING** on the following street:

- ◆ Paseo Divertido

NO PARKING ON ONE (1) SIDE OF STREET W/FIRE HYDRANTS:

- ◆ Calle Siempre
- ◆ Calle Vibrante
- ◆ Paseo Animado
- ◆ Paseo Del Corazon
- ◆ Paseo Gregario
- ◆ Paseo Gusto
- ◆ Via De La Paz

ONLY PARKING ON ONE (1) SIDE OF STREET W/FIRE HYDRANTS:

- ◆ Paseo Bravo

RED CURBS/FIRE LANES: All vehicles parked in front of a red curb and/or fire lane will be immediately towed at the vehicle owner’s expense.”

“Fine Schedule:

1. A letter will be sent to the Owner stating the alleged violation.
2. A second letter will be sent to the Owner stating the alleged violation continues and this letter will request the Owner appear before the Board.
3. If the result of the hearing is a monetary fine, a fine of \$100 for first thirty (30) days will be applied to the Owner’s account.
4. If the violation continues past thirty (30) days, the fines will be doubled every thirty (30) days until the Owner is once again in compliance with the guidelines. Any fines not paid may result in legal action in accordance with California law.



5. The Board may determine to use Alternative Dispute Resolution or cause correction of the violation to effect a cure and the Owner may be responsible for legal fees and/or reimbursement of costs to the Spanish Walk Community Association.
6. The Board of Directors reserves the right to skip steps one (1) and two (2) and go directly to step three (3) or five (5), when the Board of Directors believes circumstances warrant such action.

Depending on the severity and frequency of the violation and violator, the choice of the enforcement procedure(s) and/or the enforcement remedy utilized may vary. Fines will usually vary from \$100.00 to \$500.00 (in extreme cases, the fines may be substantially higher).

NOTE: Should a violation occur which imposes a financial obligation on the Spanish Walk Community Association; the party responsible for said violation shall reimburse, by way of a Special Assessment, the Spanish Walk Community Association for this financial obligation. If, for example, a party damages a fence, tree or any other Common Property, repair and replacement costs will be charged to that party.”

Thank you for your immediate cooperation!

Sincerely,

By direction of the Board of Directors
Spanish Walk Community Association