CENTRAL PARK COMMUNITY ASSOCIATION

A California Nonprofit Mutual Benefit Corporation

ENFORCEMENT PROCEDURES AND FINE SCHEDULE

Effective June 25, 2026

1. In the event of an alleged violation of the Association's CC&Rs, Bylaws or Rules and Regulations ("Governing Documents") by an owner or an owner's family member, guest, invitee, agent, or tenant, the Board of Directors will generally follow the enforcement procedures outlined below. Provided, however, that, when the circumstances warrant, the Board may take more immediate action, such as initiating an action in the Superior Court, to secure an owner's compliance with the Governing Documents. Some scenarios may also warrant handling the enforcement process in a different manner; in which case, one or more of the steps below may be repeated or omitted, depending on the circumstances. Nevertheless, for the most part, the Association's Board expects that most violation matters will be handled in accordance with these procedures.

2. Reporting Violations: Owners wishing to report a violation of the Association's Governing Documents, may submit a written, signed complaint to the Association in care of the Association's management company describing their grievance (date, time, location, and related facts or comments). Where alleged violations cannot be readily confirmed by management staff in response to a written complaint, the Association may require a written complaint from multiple owners before proceeding with enforcement activity. Written, signed complaints are required. *Anonymous complaints will not be recognized.*

3. Violation Letters. A letter of violation may be sent to the owner stating the alleged violation, requesting immediate compliance. The letter will provide the date the alleged violation must be cured.

4. Notice of Hearing. If the violation is still outstanding and upon expiration of the cure date, a Notice of Hearing letter may be sent to the owner advising the owner that a hearing before the Board will be held in connection with the violation. The Notice of Hearing letter must include (a) a written statement setting forth the nature of the alleged violation, (b) the specific provisions of the Governing Documents which the owner is alleged to have violated, (c) the date, time and place of the scheduled hearing, and (d) a list of sanctions which may be imposed at the hearing. (Bylaws, Art. VII, Sec. 7.2.) In its discretion, the Board may immediately send the Notice of Hearing to an owner, without first sending an initial violation letter.

5. Hearings. Hearings will be conducted in executive, or closed, session. The owner shall have a reasonable opportunity to present his or her case. The Board will take the matter under submission and notify the owner in writing of the Board's determination within fourteen (14) days.

6. Curing Violations. Some violations may cease but not be "cured" such as a noise violation, dog attack, speeding, common area trespass, etc. If a violation is cured through corrective action taken by the member after the hearing notice was sent but prior to the hearing, no disciplinary action may be imposed. Also, if curing a violation would reasonably take longer than the period between sending the hearing notice and the date of the hearing, and the member provides financial commitment to cure the violation, no disciplinary action may be imposed.

7. Potential Adverse Health or Safety Impact on the Common Area or Another Owner's Lot. In order for the Board to impose a fine in excess of $100.00 for a health and safety violation identified below, the Board must first have adopted, in an open session Board meeting, a written finding specifying the potential adverse health or safety impact. This can be done by the Board by category of violation (i.e., a blanket finding that an attack by a dog occurring on the common area may result in an adverse health or safety impact) and/or on an ad-hoc basis regarding a specific violation scenario.

8. Disciplinary Actions. The Board may take one or more of the following actions, in addition to any others provided for by the Governing Documents, California law and/or as necessitated by the facts and circumstances of the particular matter:

A. Levy a fine or fines, in accordance with the Fine Schedule. If the violation continues past the initial hearing and fine stage, the owner may be invited to further hearings before the Board to discuss the imposition of additional fines or other disciplinary action.

B. Suspend the owner's rights to use the recreational facilities. Any suspension of an owner's rights as a member shall be for the period during which any assessment owed by the owner remains unpaid and delinquent, or for so long as any other type of violation continues.

C. Levy a Special Assessment. If the Association incurs expenses in repairing damage to the common area or bringing an owner or the owner's property into compliance with the Governing Documents, the Board may levy a Special Assessment in the amount of such expenses, as prescribed by the CC&Rs, at Art. I, Sec. 1.1.52.

D. Removal of Vehicles. The Association may, at the vehicle owner's expense, cause the removal of any vehicle that is parked or maintained on the common area in violation of the parking rules or other Governing Documents.

E. Legal Action. If a violation is not corrected following disciplinary action, or at any time at the Board's discretion, the Association may pursue Internal Dispute Resolution ("IDR") or legal action against the Owner, including Alternative Dispute Resolution ("ADR") and/or a lawsuit seeking damages and/or injunctive relief in the Superior Court. Should legal action be necessary, the Association will seek to recover its attorneys' fees and costs as provided in the Governing Documents and California law. As contemplated by the IDR requirements of Civil Code Section 5915, the Board may request that a Member meet and confer with a designated member of the Board of Directors in an attempt to resolve a dispute. The Board may propose IDR at any point in the enforcement process, even prior to noticing a hearing. The Association will participate in any Member-requested IDR pursuant to Civil Code Section 5915.

F. Other. Depending upon the circumstances of each violation, the Board may consider different remedies as appropriate. For example, if a tenant constitutes a nuisance, the Board may require the landlord to take the action needed to abate the nuisance, including eviction, if needed. If a dog attacks another resident or pet, the Board may notice and hold a hearing to decide whether the dog must be removed from the community. Accordingly, the options listed above are not the exclusive options and remedies the Board may consider.

FINE SCHEDULE

Reasonable fines for violations shall be levied in accordance with the following schedule:

General Violations	Fine Amounts
Non-Health and Safety Violation of the Bylaws, CC&Rs or Rules & Regulations	$100.00
Health and Safety Violations	**Fine Amounts**
Dog Off-Leash on the Common Area	$500.00
Vicious Dogs	$500.00
Accumulation of Debris/Trash Such that Property is a Source Point for Rodents, Vermin or Other Pests	$500.00
Extreme Reckless Driving on the Common Area Streets	$500.00
Violation of Pool Rules. Such as Running, Horseplay or Other Dangerous Activities	$500.00
Hazardous Activities in Violation of any Governing Document Involving an Adverse Health or Safety Impact on the Common Area or Another Owner's Lot Not Specifically Mentioned Above	$500.00