

**PARK PASEO HOMEOWNERS ASSOCIATION
SCHEDULE OF FINES & FEES**

Whereas, it is the policy of the Park Paseo Homeowners Association (PPHOA) to protect the rights and privileges of the members and to enforce the CC&Rs and Rules and Regulations of the Association, therefore, pursuant to the authority vested in the Board of Directors by the CC&Rs and the Bylaws, the following schedule of fines and fees is hereby established and supersedes all previously adopted schedules for such fines and fees.

VIOLATION TYPE	1ST OFFENSE	2ND OFFENSE	3RD OFFENSE
A. Failure to comply with Animal control rules	Warning	\$25.00	\$50.00 + poss suspension of privileges
B. Damage to Assoc property	\$50 + repair and legal costs	\$100 + repair and legal costs	Legal action
C. Littering or disposal of of debris on or around common areas	Warning	\$25.00	\$50.00
D. Trash containers put out earlier than Sunday eve or left out after eve of pickup	Warning	\$25.00	\$50.00
E. Unauthorized vehicles in driveways (boats, trailers, RVs, commercial vehicles	Warning	\$25.00	\$50.00
F. Use of motor vehicles in common areas	Warning	\$25.00	\$50.00
G. Failure to comply with, or violation of, CC&Rs or any rule not set forth above	Warning	\$25.00	\$50.00

in the event a member fails to abide by the Architectural Guidelines and Standards, a penalty of \$25.00 may be levied by the Board of Directors for each day the violation exists. This may occur after a third offense has been noted and ignored.

The schedule of Fines was adopted by the Association's Board of Directors on March 11, 1996 and shall be binding on the members of the Association, and shall not be the exclusive remedy of the Association to deal with violations of the CC&Rs, Bylaws, or Rules and Regulations. Members shall be responsible for the acts or omissions of their guests, lessees, or invitees.

All fines and fees, pursuant to this schedule, shall be imposed by action of the Board of Directors after reasonable notice and hearing.

ADMINISTRATIVE FEES:

A. Facility Keys

If both keys are lost, two new keys will be issued at a charge of \$200.00. If one key is lost, the remaining key must be turned in and two new keys will be issued at a charge of \$100.00.

If facility keys (2) are not returned to the Association office two weeks prior to close of escrow, a \$300.00 fee will be charged at escrow closing.

B. Delinquent Account Collection

Returned Check	\$10.00
Late Charge	\$10.00
Late Reminder & Support	\$15.00
Pre-lien letter	\$75.00
Additional pre-lien letter	\$35.00 each
Title check fee	\$35.00 each
Resolution to record lien	\$35.00
Lien filing fee	\$150.00
Additional lien mailings	\$50.00 each
Attorney package prep	\$200.00
Payment plan administration	\$15.00 per month
Lien release	\$75.00

(See the Park Paseo Assessment and Collection Policy)

C. Transfer of Ownership Agent shall be compensated through escrow for changes in ownership as follows *(not all fees apply to every transaction)*:

Resale Transfer	\$275.00 (\$200 requested at opening of escrow/non-refundable)
Resale Transfer/Disclosures	\$365.00 (documents and financial package)
Resale Transfer/Disclosures	\$430.00 (documents, financial package and minutes)
Financial package only	\$45.00 per set
Documents package only	\$73.00 per set
Meeting Minutes only	\$70.00
Certification Letter	\$80.00 (PCM form)
Certification Letter	\$175.00 (Lender form)
Appraisal Report	\$50.00
Refinance Demand	\$115.00
Updated Escrow Demand	\$55.00
Expedite Fees	\$50.00-\$200.00