

**SAN BLAS HOMEOWNERS ASSOCIATION  
RULES AND REGULATIONS REGARDING  
FINES FOR HOMEOWNER VIOLATIONS  
Amendment to Bylaws**

## PURPOSE

At the annual meeting on May 21, 2007, it was approved by a majority vote for SBHA to fine a homeowner if certain actions by the homeowner or tenant encroach upon others' rights to private enjoyment of their properties, as well as the right to collectively live in a neighborhood that is well maintained.

## SCOPE

Any homeowner can be fined for the homeowner's or tenant's violations.

## RULES OF ENFORCEMENT

Procedure for the assessment of a violation shall be as follows:

1. Report of a violation must be submitted in writing to the SBHA Board.
2. The Board will investigate the alleged violation.
3. If the violation is confirmed, written notice of the violation will be delivered by the Board to the homeowner, or property management company as agent of the homeowner.
4. The Board will set a date by which the violation must be corrected, if that is appropriate to the violation.
5. The first notice will be regarded as a warning. If the violation is not satisfactorily corrected, subsequent notices will entail fines as set forth below.
6. The homeowner may appeal a notice of violation/fine in writing within three days of receipt of the notice; the Board will review the homeowner's written statement and may provide a time for such homeowner to discuss the matter with the Board. The Board's decision on any appeal shall be final.

The fine AFTER one warning notice shall be:

- \*\$100.00 for a first violation
- \*\$250.00 for a second violation
- \*\$500.00 for a third or subsequent violation

Late payment of a Special Assessment (used to finance a major neighborhood maintenance/improvement project) shall result in a doubling of the amount of the Special Assessment plus reimbursement to SBHA for any legal or other fees incurred for collection, as set forth in the Covenants.

## VIOLATIONS

1. Issues related to violations of the Covenants and/or Bylaws.
2. Landscaping issues including, but not limited to: dead trees, shrubs, or plantings that are visible to your neighbor(s); excessive weeds; trash accumulation; broken tree limbs; tree limbs encroaching on the sidewalk access; tree or shrub roots that are lifting the sidewalk and require removal; overgrown plantings around mailboxes.
3. Disruption of any neighbors' private enjoyment of their properties by loud

gatherings, loud music, fighting/arguments, engine revving, or similar behavior.

4. Parking encroachments in front of neighbors' homes or medians.

5. Exterior damage viewable from the street including, but not limited to: broken gates, broken light fixtures, holes in structure walls, damaged garage doors.

The undersigned currently serving Board members endorse these rules and regulations and have executed this measure on behalf of all San Blas Homeowner Association members.

Stephanie Barks  
Stephanie Barks, Chairperson

6-9-07  
Date

Kelly McEwen  
Kelly McEwen, Co-chairperson

6-11-07  
Date

Heidi Marchand  
Heidi Marchand, Treasurer

06-09-07  
Date

Barbara Bandoni  
Barbara Bandoni, Secretary

6-11-07  
Date

Phil Casias  
Phil Casias, Member at Large

6-10-07  
Date

Jacqueline Libby  
Jacqueline Libby, Member at Large

6-9-07  
Date

Notarized by:

Asia Orlando for Kelly McEwen or

Date

June 11<sup>th</sup> 2007

