

MOUNTAIN VIEW COMMUNITY ASSOCIATION

March 24, 2010

APPROVED RULES/GUIDELINES FOR FINE POLICY

Dear Owners:

The Board of Directors (“Board”) of the Mountain View Community Association (“Association”) strives to help members and ensure that the homes and improvements within Mountain View meet the standards of our community and that the election process runs smoothly. For this reason, at the March 24, 2010 Board meeting the Board approved to adopt the enclosed rules.

The Board has determined to clarify the guidelines for improvements within the community. We included a black and white copy of the “redlined version” of the proposed guidelines that show the changes from what is currently in the Association’s Design Guidelines.

REVISED GUIDELINES

I. Fine Policy

Currently, the published Rules & Regulations for the Mountain View Community Association fine policy state:

Violation	Fine Amount
Hazardous Activities	\$100.00
Use restrictions	\$50.00
Vehicle & parking restrictions	\$50.00
Unauthorized improvements to property	\$100.00
Failure to apply for and obtain approval from ARC prior to commencing work on exterior modifications, alteration or color change	\$100.00
Any Violation of the Bylaws, CC&R’s or Rules & Regulations not specifically mentioned	\$50.00

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The new fine policy is as follows:

Violation	Fine Amount
Any violation of the CC&R's, Bylaws and Rules & Regulations (excluding architectural submittals)	1 st fine-\$50.00
	2 nd fine-\$100.00
	3 rd fine-\$150.00
	4 th fine-\$200.00
	Next step send to the Association's Legal Counsel
Architectural Submittals-non compliance	1 st Send a cease & desist letter-7 days to comply
	2 nd Invite to a hearing, fine \$250.00
	3 rd Send to the Association's Legal Counsel

NOTICE OF PROPOSED RULE CHANGE

Pursuant to California *Civil Code* section 1357.130 the membership must be notified 15 days after adoption from the Board of Directors.

Should you have any comments regarding the new approved guidelines please contact the **Community Manager, Amy Dankel**, at Amy.dankel@fsresidential.com.

Sincerely,
Board of Directors
Mountain View Community Association