



## FINE SCHEDULE

Updated on July 13, 2010

See page three (3) of the fine schedule for defining notes and an explanation of what could happen if fines are not paid.

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| 1. Illegal parking;             |                 |
| In an “owners only” parking lot | <b>\$100.00</b> |
| On OSCA streets                 | <b>\$100.00</b> |
| On OSCA greenbelts              | <b>\$100.00</b> |

Illegal parking is defined as: any action that violates a posted traffic rule, law, or parking sign.  
(See note # 2)

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| 2. Failure to Stop at Stop Sign                               | <b>\$100.00</b> |
| 3. Excessive Speed (speed at least 10 mph above posted speed) | <b>\$ 50.00</b> |
| 4. Reckless Driving (see Note 1 for definition)               | <b>\$300.00</b> |

The fine for reckless or negligent driving is \$300 for the first offense, \$600 for the second offense, and \$1200 for each additional negligent driving offense. If property damage or bodily injury occurs as a result of the negligent and/or reckless driving, then the above fines will be doubled for each occurrence within a 12 month period, plus restitution if necessary. Board Minutes 3-17-01.

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| 5. Driving on Greenbelt area  | <b>\$100.00</b> |
| 6. Unlicensed Driver  | <b>\$100.00</b> |
| 7.  |                 |
| 8. Tailgating, or following another vehicle through the gate to obtain unauthorized entry to community. | <b>\$ 50.00</b> |
| 9. Entering the Community without proper identification;  | <b>\$ 50.00</b> |

Proper identification is defined as; A Current Oak Shores Sticker affixed to the windshield (per OSCA standard practice), a guest pass, renter pass or vendor mirror tag visible at all times in the community.

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| 10. Littering and/or unauthorized dumping                            | <b>\$500.00</b>                          |
| Note: Including all common areas & dumpsters                         |  |
| 11. Violation of any Campground Regulation                           | <b>\$ 50.00</b>                          |
| 12. Violation of any Marina Regulation                               | <b>\$ 50.00</b>                          |
| 13. Violation of Swimming Pool Rules                                 | <b>\$ 25.00</b>                          |
| 14. Excessive Noise, including barking dog (1 <sup>st</sup> offense) | <b>1<sup>st</sup> Offense - WARNING</b>  |
|  | <b>2<sup>nd</sup> Offense - \$100.00</b> |

Note: If within a 24 hour period the excessive noise violation continues the fine doubles.

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| 15. Foul language, threatening language, excessive arguing or gestures towards staff, OSCA vendors, or private security | <b>1<sup>st</sup> \$100</b> |
| Within 12 months  | <b>2<sup>nd</sup> \$200</b> |
|   | <b>3<sup>rd</sup> \$300</b> |
| 16. Under aged drinking of alcohol in common areas  | <b>\$100.00</b>             |

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| 17. CC&R's violation (not listed in fine schedule)  | <b>\$ 50.00</b>  |
| 18. Illegal sign violation (see ARC guidelines)   | <b>\$ 50.00</b>  |
| 19. San Luis Obispo County Animal Control violations                                      | <b>\$ 50.00</b>  |
| 20. Lot/General clean-up violation - Article 3 Membership Obligations<br>Sections 3.7 (d) | <b>1st offense - WARNING</b><br><b>2<sup>nd</sup> offense - \$ 50.00</b> |
| 21. Use of firearms in OSCA is prohibited<br>(pellet, firearm, BB guns)                   | <b>\$100.00-\$1,000</b>  |
| 22. Illegal tenant  | <b>\$300.00</b>  |
| 23. Homeowners in violation of Rental regulations   | <b>\$300.00</b>  |

Note: Homeowners, who are in violation of not filing a Conditional Use Permit -1<sup>st</sup> violation - Warning, 2<sup>nd</sup> violation is \$300.00, and each subsequent offense, the fine will be doubled, within a 12 month period.(Effective 01/01/98)

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| 24. Illegal removal of trees as per CC&R's (Art VIII, sect 3) | <b>per tree/\$500.00</b>   |
| 25. Unauthorized removal or trimming of open space trees      | <b>max/\$5,000.00</b>  |
| 26. Violation of construction curfews                         | <b>1<sup>st</sup> offense - WARNING</b><br><b>2<sup>nd</sup> offense - \$ 750.00</b><br><b>3<sup>rd</sup> offense - \$1,750.00</b> |

\*Each additional offense, \$100.00 will be added to fine

Note: See Section VI Construction Guidelines, Time Guidelines Page 16 of ARC Manual. *Construction hours are 7 am to 6 pm Monday – Friday and 8 am – 5 pm Saturday and Sunday.*

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| 27. Weed Abatement: Uncut lot after the June 10 <sup>th</sup> deadline                          | <b>\$200.00</b>           |
| Note: Owner will also be charged for the cutting of the lot by OSCA in addition to being fined. |                           |
| 28. Damage to community property; graffiti/vandalism  | <b>\$100 - \$1,000.00</b> |

\*The Board determines the severity of the vandalism fine in addition to restitution for damages.

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| 29. Fires & Fireworks: No burning, or use of fireworks is allowed | <b>\$1,000.00</b> |
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### **Defining Notes:**

#### General Rules Violation's:

1. Article 6 General Restrictions in the CC&R's in Section 6.25 Violation of Law: Violation of any federal, state, municipal or local law, ordinance or regulation by Members, or family, Tenants, guest, or invitees which affect the health, safety and or property rights of another Members, shall be deemed a nuisance and a violation of these CC&R's which may be abated as provided for in these CC&R's or by law.
2. Suspension of Common Area Privileges: The Board may suspend the Common Area privileges of Members and their family, Lot Residents, and guests for failure by any of the above to comply with the Association's Governing Documents, including delinquency of more than thirty (30) days in payment of any Assessments, fees or fines. Any such suspension shall be for a period of time not to exceed thirty (30) days for any continuing violation. For continuing violations, the suspension may be imposed for as long as the infraction continues. Regular and Special Assessments shall continue to accrue and shall be due and payable notwithstanding the suspension of Membership rights and privileges. Article 9 Section 9.1 (b)

3. Board Powers: The Board of Directors is the final authority on all fines and loss of privileges. The Board can excuse or reduce fines or the term of lost privileges.
4. Fines for association infractions repeated within a 1 year period shall be doubled, 3<sup>rd</sup> or more infractions for the same offence will be taken to the Board of Directors and reviewed for additional Fines and/or actions.  
(effective 2/21/98)

## **THE CITATION APPEAL PROCESS**

If a *Notice to Appear* (citation) has been issued to a member for any violation of the Association guidelines, the owner is given the opportunity to appeal the citation in person and/or in writing at a hearing before the Board of Directors.

According to Article 13.1 of the Associations Bylaws, The Board shall set a hearing date and notify the member in writing at least ten (10) days in advance either personally or by prepaid first-class or registered mail to the most recent address of the Member as shown on the Associations records. The notice shall set forth the date and nature of the violation, the proposed penalty, and the Members right to present evidence in his or her defense, either in writing or in person at the hearing. The hearing shall be held in executive session unless the Member requests otherwise. Within fifteen (15) days after the Board makes a decision on imposition of any penalty or fine, notice of the decision shall be given to the Member which shall specify the violation and the penalty imposed. Complies with Civil Code 1363 (h)