

COPPER COVE ASSOCIATION

POLICY #001

VIOLATIONS OF RULE AND REGULATIONS FINE ASSESSMENT POLICY

The Board of Directors (Board) is allowed to establish a Rules and Regulation Policy for the benefit of all members in order to protect their safety and ensure the sustainability of our community. The Board has the responsibility to establish, publish and enforce rules. When appropriate, enforcement of this Policy will be in accordance with the Davis-Stirling Act, County Codes, and/or Copper Cove Association Governing Documents.

A member's complaint shall be submitted in writing to the Board, Manager or designated agent and will remain anonymous. After a violation of the rules and regulations is documented by the designated agent a member will be issued a courtesy violation notification letter with proof of delivery, i.e. return receipt requested. Except when member has opted in for electronic notification. (County Code 4040 (a)(2))

If a member fails to take action after receipt of the courtesy violation notification letter within thirty (30) days, the Association Manager will issue a second violation notification letter with proof of delivery, i.e. return receipt requested. Except when member has opted in for electronic notification. The second violation notification letter will state the date and time of the next Board of Director's Executive meeting where the member will have an opportunity to appear in response to the violation of this Policy. Violations of this Policy may be against a Member, a Member's guests and/or a renter(s) of a member's property.

All communications will be sent to the Member's recorded mailing address or email address on file with the Association.

The decision of the Board of Directors is final, subject to Davis-Stirling Act, County Codes, and/or Copper Cove Association Governing Documents.

RULES AND REGULATIONS

Except in extenuating circumstances, fines noted reflect the first incident(s) fine that will be applied to a Member's account. Any continuing violations will be fined in direct multiples of the first incident. (for example: CODE AN 1, the first violation, \$50, second violation, \$100, third violation, \$200 and so on.) Any further fines will be applied at the maximum amount. The amount in parentheses denotes the high end of a range that will be applied by the Board of Directors for a violation or continuing violations. Any violation not specified in this Policy may be assessed fines by this schedule.

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Violation Number	Notes (if applicable)	Violation Description	Fine Increments Min / Max
Annoyance or Nuisance (AN)			
AN 1	1	Excessive noise/time restriction 10:00 PM to 7:00 AM (Common Areas Only)	\$50
AN 2	2	Barking dog restriction	n/a
AN 3	2	Unleashed/loose dogs on Association property	\$50
AN 4	1	Disorderly conduct, and/or aggravated nuisance on Association property	\$250
AN 5	3	Verbal or physical abuse of Association staff and/or agents	\$100
Architectural Control Committee (ACC) (Formerly known as ACB)			
ACC 1	9	Unapproved/Unauthorized structure	\$50 per day
ACC 2	9	Unapproved/Unauthorized improvement	\$50 per day
ACC 3	9	Failure to complete new home construction within 1 year from the date of ACC approval without an approved variance for extension	\$25 per day
ACC 4		Unauthorized metal storage container not approved by the ACC	\$25 per day
ACC 5		Unauthorized temporary housing not approved by the ACC	\$25 per day
Traffic Control (TC)			
TC 1		Blocking emergency vehicle access on Association property	\$500
TC 2		Illegal parking on Association property. All vehicles must be parked in designated parking spaces	\$100
TC 3	8	Illegal/forced entry at entrance/exit gates at Black Creek or Kiva facilities	\$250
Pedestrian and Equestrian Trails (P&E Trails) (PE)			
PE 1		Blocking or Restricting Use of P&E trail easement	\$25 per day
PE 2		Construction/encroachment into P&E trail easement	\$50 per day

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Violation Number	Notes (if applicable)	Violation Description	Fine Increments Min / Max	
Safety (S)				
S 1	5	Dead vegetation/weeds not cut within 30 feet, house or structure	\$25	\$100
S 2	5	Dead vegetation/weeds not cut within 30 feet, perimeter of vacant lot	\$25	\$100
S 3	4	Junk, abandoned and/or disassembled vehicles	\$50	\$250
S 4	6	Burning on <i>No Burn Days</i>	\$50	\$250
S 5		Smoking/vaping in common areas	\$50	\$250
S 6	4	Unsanightly storage or trash on members lot/property	\$50	\$250
Kiva/Black Creek Park (KBC)				
KBC 1		Unauthorized household garbage/trash in Association containers	\$250	\$250
KBC 2	8	Damage, destruction and/or Vandalism of Association property	\$250	\$250
KBC 3		Unauthorized animals at Kiva	\$50	\$250
KBC 4		Launching or docking a vessel not displaying a current Association issued decal (guest launch fee has not been paid)	\$100	\$300
KBC 5		Unauthorized/unapproved overnight docking of a vessel at Kiva	\$100	\$300
NOTE: Violation of Kiva rules may result in fines, suspension of privileges, and or removal from premises.				

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NOTES:

1. Members are encouraged to call and/or file a complaint with the Calaveras County Sheriff's Department.
2. Members are encouraged to call and/or file a complaint with the Calaveras County Animal Control Department.
3. Members are requested to immediately call/notify the Calaveras County Sheriff's Department.
4. Members are encouraged to call and/or file a complaint with the Calaveras County Code Compliance Department.
5. Members are encouraged to call and/or file a complaint with the California Department of Forestry (CDF).
6. Members are requested to immediately call/notify the Copperopolis Fire Department.
7. Members are requested to contact ACC
8. Members will be responsible for the cost of repair and/or replacement of damaged property.
9. Fines/Assessments only enforced after specific time period decided after Disciplinary Hearing (90 days)

CERTIFICATE OF ADOPTION

I hereby certify that I am the Secretary of the Association and that the foregoing Election Rules are a true copy of the Election Rules approved by the Board at its meeting held on 10-28, 2020 at which a quorum of the Directors was present. I further certify that the foregoing Election Rules are full force and effect; that the same have not been rescinded, nor has it been amended or modified.

Dated: 11-4, 2020

By: Denise DeMartini
Denise DeMartini, Secretary