

COPPER COVE ASSOCIATION

POLICY #001

VIOLATIONS OF RULES 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 renter(s) of a member's property. Any violation not specified in this Policy may be assessed fines by this schedule.

All communications will be sent to the Member's recorded mailing address or email address on file with the Association. ***It is the member's responsibility to notify the office, in writing, of any changes to their account, i.e. property management, mailing address, etc. It is also their responsibility to notify their guests and/or renters of ALL RULES AND POLICIES.***

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

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Violation Number	Notes	Violation Description	Fine
Annoyance or Nuisance (AN) (Per Occurrence)			
AN 1	1	Excessive noise/time restriction 10:00 PM to 7:00 AM (Common Areas Only)	\$100
AN 2	2	Barking dog restriction	n/a
AN 3	10	Smoking/vaping in common areas	\$100
AN 4	4, 10	Unsightly storage or trash on members lot/property	\$100
AN 5	1	Disorderly conduct, and/or aggravated nuisance on Association property	\$100
Architectural Control Board (ACB) (Formerly known as ACC) (Per Day)*			
ACB 1	9, 11	Unapproved/Unauthorized structure	\$100
ACB 2	9, 11	Unapproved/Unauthorized improvement	\$100
ACB 3	9, 11	Failure to complete new home construction within 1 year from the date of ACC approval without an approved variance for extension	\$100
ACB 4	10, 11	Unauthorized metal storage container not approved by the ACC	\$100
ACB 5	10, 11	Unauthorized temporary housing not approved by the ACC	\$100
ACB 6	4, 10, 11	Not adhering to any ACB Rules on any "Build" or structure (fine dependent on severity of violation)	\$100
Traffic Control (TC) (Per Occurrence)			
TC 1	3	Blocking emergency vehicle access on Association property	\$100
TC 2	10	Illegal parking on Association property. All vehicles must be parked in designated parking spaces	\$100
Pedestrian and Equestrian Trails (P&E Trails) (PE) (Per Occurrence)			
PE 1	10	Blocking or Restricting Use of P&E trail easement	\$100
PE 2	10	Construction/encroachment into P&E trail easement	\$100

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Violation Number	Notes	Violation Description	Fine
Safety (S) (Per Day)**			
S 1	5, 10, 12	Dead vegetation/weeds not cut within 30 feet, house, or structure	\$100
S 2	10, 12	Dead vegetation/weeds not cut within 30 feet, perimeter of vacant lot	\$100
S 3	4, 10, 12	Junk, abandoned and/or disassembled vehicles	\$100
S 4	3, 6, 12	Burning on <i>No Burn Days</i>	\$100
S 5	2, 12	Unleashed/loose dogs on Association property	\$100
S 6	3, 12	Verbal or physical abuse of Association staff and/or agents	\$100
S 7	8, 12	Illegal/forced entry at entrance/exit gates at Black Creek or Kiva facilities	\$100
Kiva/Black Creek Park (KBC) (Per Occurrence)			
KBC 1	10, 13	Unauthorized household garbage/trash in Association containers	\$100
KBC 2	3, 8, 10, 13	Damage, destruction and/or Vandalism of Association property	\$100
KBC 3	7, 10, 13	Unauthorized animals at Kiva	\$100
KBC 4	7, 13	Launching or docking a vessel not displaying a current Association issued decal or other agency required decal (guest launch fee has not been paid)	\$100
KBC 5	7, 13	Unauthorized/unapproved overnight docking of a vessel at Kiva	\$100

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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 Cal Fire.
 6. Members are requested to immediately call/notify the Copperopolis Fire Department.
 7. Notify Copper Cove Association Staff IMMEDIATELY
 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)
 10. File anonymous complaint with Copper Cover Association Office. (form available online or in office)
 11. *Architectural Violations: Fines MAY renew themselves each day for ongoing violations and are therefore appropriate for additional fines.
 12. **Safety Violations: Fines MAY be levied daily when the Board makes a finding that the violation may result in an adverse health or safety impact on the common area or another association member's property.
 13. Violation of Kiva rules may result in fines, suspension of privileges, and or removal from premises.

These rules were adopted at an open meeting after a thirty-day (30) review by membership on August 7, 2025

Secretary Signature Nancy Henderson

Revision Date: February 27, 2020

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