

HILLER HIGHLANDS FOUR ASSOCIATION
30 Schooner Hill
Oakland, CA 94618-2335

Schedule of Monetary Fines

By resolution of the Board of Directors dated September 8, 2004, the Hiller Highlands Four Association hereby adopts the following fining schedule.

Owners shall provide their tenants and guests with notice of all Association Rules and Regulations and Penalties and shall be responsible for payment of fines and penalties assessed for violations by their tenants or guests.

1. **Violation of Rules and Regulations:** Each violation of any of restriction under the Declaration or any other duly adopted rule or regulation of the Association shall result in a fine of forty dollars (\$40.00) for each such violation. If the violation is of a continuing nature, an additional fine of forty dollars (\$40.00) shall be imposed for each calendar day, and continuing thereafter, until the violation has been cured, except as otherwise provided by this fining schedule.
2. **Architecture:** Each failure to comply with a notice of corrective action within 180 days after notice from the ACC shall subject homeowner of a fine of up to \$5,000.
3. **Landscaping:** Each violation of Landscaping Rules and Regulations shall result in a monetary penalty of forty dollar s (\$40.00) and owner shall be liable for actual cost of any landscape replacement and any needed irrigation system repairs.
4. **Parking:** Each violation of Parking Rules and Regulations shall result in a monetary penalty of forty dollars (\$40.00).
5. **Pets:** Each violation of Pets Rules and Regulations shall result in a monetary penalty of forty dollars (\$40.00).
6. **Assessments:** In accordance with Article VII, Section 6.2.3 of the Declaration of Covenants, Conditions and Restrictions as amended and recorded on July 30, 1996, the Association may charge a late fee in the amount of ten percent (10%), or the maximum amount allowed by California Civil Code Section 1366, or any superseding statute, on any delinquent assessment.
7. **Failure to reconstruct damaged or destroyed improvement:** Any owner that fails to commence rebuilding of a damaged or destroyed improvement on his or her Lot or to bring any damaged or destroyed improvement on his or her Lot to a watertight shell and/or to a finished state in accordance applicable provisions of the Declaration of Covenants, Conditions and Restrictions, shall be fined one hundred dollars (\$100) for each calendar day, and continuing thereafter, until the matter(s) of non-compliance cited by the Board have been cured.