

**LAKE FOREST II MASTER HOMEOWNERS ASSOCIATION**  
**CC&R VIOLATION CATEGORIES, FINES, FEES AND DEPOSITS**

<b>SCHEDULE OF MONETARY PENALTIES - CIVIL CODE §5310(a)(8), 5850</b>						
<b>VIOLATIONS</b>		<b>INITIAL FINE PER VIOLATION</b>	<b>SUCCESSIVE FINES CON'T VIOLATION</b>	<b>MAXIMUM FINE PER MONTH</b>	<b>CHRONIC WEEK</b>	<b>CHRONIC MONTH</b>
A.	Non-residential use single family lot	\$100				
B.	Animals: Barking, Defecating, Running loose	\$50	\$50 week	\$200		
C.	Unapproved antennas/satellite dishes	\$0	\$0	\$0		
D.	Unapproved improvements, alterations	\$100	\$100 week	\$400		
E.	Temporary occupancy	\$100				
F.	Trailers, Boats, RV's, Motor Vehicles: Parking Storage	\$100 \$100	\$150 week \$150 week	\$550 \$550	\$150 \$150	\$550 \$550
G.	Maintenance of lawns and plantings: Weeds, Lawn, Ground Cover	\$50	\$50 week	\$200	\$50	\$200
H.	Nuisance: Oil, Debris, Noise, Odor	\$100	\$100 week	\$400	\$100	\$400
I.	Repair of building: Painting, Repair	\$100	\$100 week	\$400	\$100	\$400
J.	Trash container and collections	\$50	\$50 week	\$200	\$50	\$200
K.	Clothes drying facilities (Front & Side)	\$50	\$50 week	\$200	\$50	\$200
L.	Sidewalk encroachment	\$100	\$100 week	\$400	\$100	\$400
M.	Right of entry	N/A				
N.	Mineral exploration	N/A				
O.	Machinery and Equipment	\$50	\$50 week	\$200		
P.	Removal of trees - w/o approval Woods Tracts - w/o approval	\$100 + replant \$500 + replant				
Q.	Trimming / storage of eucalyptus branches during Moratorium	\$100	\$100 week	\$400		
R.	Trimming - 'Hat-Racking' any tree	\$300/tree + possible replant				
S.	Disease and insects	\$50	\$50 week			
T.	Restriction on further subdivision	N/A				
U.	Signs	\$50	\$100 week	\$400		
V.	Holiday lights - left up after Feb 1	\$100	\$100 week	\$400		
<b>FEES AND DEPOSITS</b>						
A.	Daily Guest Fees - per person 7+ and over	\$5				
B.	Punch Card - 12 or 24 punches	\$4 per punch				
C.	Architectural Fee - Consultant / Architect	Cost				
D.	Architectural Deposit - Remodels, additions, ADU's Hardscape / landscape, pools	\$1,500 \$500				
E.	Non-Homeowner class fees	\$3 per - \$10 month				
F.	Late assessment fee	\$10				
G.	Replacement membership card	\$20				
H.	Lost Fitness Center card or locker room key	\$20				
<b>POLICY/RULES INFRACTIONS CATEGORIES AND FINES</b>						
A.	Abuse of staff and other members: 1st Offense 2nd Offense	Warning / Possible suspension \$50 - \$100 (includes suspension)				
B.	Illegal entry - Sun & Sail Club: Minor Offense Major Offense	Warning (and/or Fine if 2nd offence) \$100-\$200 (and/or suspension)				
C.	Deliberate or negligent damage to Association facilities equipment, or common area	Reimbursement of repair costs, plus a fine equal to the amount of the reimbursement (and/or suspension)				
D.	Club Rules infractions: 1st Offense 2nd Offense	Warning \$50 (and/or suspension)				
E.	Violation of: Association Rules and Policies Sound Policy	Warning/Fines \$50-\$100 / Possible suspension - Per Board of Directors \$250 (no further Amphitheater rental allowed)				
F.	Operation of motorized vehicles in Association common areas	\$125 for first offense / Possible Suspension, plus cost to repair damages				
G.	Unpaid Assessments/ Violation Fines	Suspension of all privileges including Club and Facility Usage by the Board of Directors				
<b>REVISED MAY 3, 2023</b>						