

February 12, 2019

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED ENFORCEMENT POLICY AND FINE SCHEDULE**

Dear Members of Sun City Shadow Hills Community Association:

As you know, the Board of Directors ("Board") for the Association is responsible for the management, operation and maintenance of our community, as well as the conduct of owners, other residents and their families, guests and invitees while in our community. In furtherance of this responsibility, the Board has been given the power to adopt rules, regulations and policies related to the enforcement of the Association's governing documents, including the power to assess fines and impose membership suspensions. These powers are derived from the Davis-Stirling Common Interest Development Act, the Association's Bylaws and CC&Rs.

In keeping with these powers and duties, the Board intends to amend and restate the Association's Enforcement Procedures Policy, including the Fine Schedule. The verbatim language of the amended and restated Enforcement Procedures Policy ("New Enforcement Policy") being considered is enclosed with this letter.

The New Enforcement Policy is intended to:

- 1) Better articulate the procedure for handling governing document violations the Association follows in accordance with current California law and the Association's governing documents.
- 2) Educate owners regarding the governing document enforcement procedure and their rights;
- 3) Educate owners regarding the consequences of violating the governing documents;
- 4) Encourage compliance with the governing documents/discourage violations of the governing documents; and
- 5) Help prevent intentional damage to Association owned property and the Common Maintenance Area.

If the New Enforcement Policy is adopted, this policy will replace the policy currently in effect and the Board will enforce the governing documents going forward in accordance with the New Enforcement Policy.

Article III, Section 3.08(c) of the Association's CC&Rs grants members a 30 day period to review and comment on Community Rules prior to their adoption. In accordance with Section 3.08(c), please provide the Board with any comments regarding New Enforcement Policy you would like it to consider.

All written comments must be received by the Association's General Manager Richard Smetana at 80814 Sun City Blvd, Indio, CA 92203 or rulechanges@scshca.com, no later than **4:00pm on March 12, 2019**. Alternatively, comments may be submitted directly to the Board at the beginning of the Board Meeting whereat the Board will consider and vote on this matter. This meeting is scheduled for March 25, 2019 at 2:00 p.m. at the Montecito Clubhouse Ballroom, located at Indio, CA. If adopted, the New Enforcement Policy will immediately go into effect.

Once the Board votes on this matter, the Board will notify all members of the outcome of the vote.

Thank you in advance for taking the time to provide the Board with your feedback.

Sincerely,

Board of Directors,
Sun City Shadow Hills Community Association