MOUNTAIN VILLAGE TOWNHOME HOMEOWNERS ASSOCIATION

RULES, REGULATIONS

AND

ENFORCEMENT POLICIES

2022

MOUNTAIN VILLAGE TOWNHOME
HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS

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Mountain Village Townhome

HOMEOWNERS ASSOCIATION

Our Vision, Mission and Values Statement...

Vision: We envision a community that offers an inspiring lifestyle and quality of life and is a desirable place in which to live and enjoy the benefits of family, friends and community.

Mission: Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Mountain Village Townhome Homeowners Association, enforcement of rules and covenants to maintain maximum property values, preserve the original architectural theme of the community and support initiatives and capital improvements that benefit and enhance the greater good of the community.

Values: In all our activities to achieve our vision and mission we value integrity, fairness, consistent firmness and common sense, community participation, respect, cooperation and sense of community.

Board of Directors Objectives:

- Encourage collaborative and diverse participation that includes an involved membership.
- Establish and maintain appropriate and effective forums to actively listen to all the concerns of the community.
- Satisfy, maintain and enhance community support requirements relating to property values, peaceful use and enjoyment of the common areas, and legal compliance.
- Build community relationships that capitalize on best practices and improvement opportunities.
- Seek continuous improvements in effective and efficient management of the Association.
- Establish and maintain a strong financial foundation for the Association's management.
- Be forever mindful of and preserve the Association's "Vision, Mission and Values".
- Serve in the best interests of the Association.

Member Objectives:

- **Good Neighbors First.** There is no better substitute for resolving community issues than as being good neighbors first.
- **Volunteerism.** We highly value homeowner participation in the Association that extends beyond the normal commitment(s) of being an owner/resident.
- **Property Maintenance.** Property owners/residents will maintain their respective property in accordance with our covenants, conditions and restrictions that enhances the Association and does not detract from the value of our properties or common areas.
- **Common Good.** We will evaluate all issues on their merit to the Association, as well as, our "Vision, Mission and Values", and not with regard to any particular interest, individual or group.

SECTION 1

INTRODUCTION

The Mountain Village Townhome Board of Directors and Homeowners Association wish to thank you for reading and complying with our Rules and Regulations. Please keep this manual for a quick reference guide. It is intended to answer many of your questions and keep you informed of your rights and obligations as a member of the Mountain Village Townhome Homeowners Association. Through the mutual observance of the Rules and Regulations set forth for our community, we will maintain our property values and enhance the enjoyment of this exceptional neighborhood for all Homeowners.

The Board of Directors has adopted these Rules and Regulations by authority of the Mountain Village Townhome Homeowners Association. The Board reserves the right to change, add or delete any information contained within the Rules and Regulations. Homeowner input will be considered before any changes, additions or deletions are made. The implementation of the updated Rules and Regulations supersedes any existing written or verbal rules or regulations implemented by this or past Boards of Directors.

Please keep these Rules and Regulations as a guide. For more detailed information, reference the Covenants, Conditions and Restrictions (CC&Rs).

PROPERTY MANAGEMENT COMPANY

The Mountain Village Townhome Homeowners Association (MVTHOA) has hired the services of Condominium Management Services (CMS) to assist the Board and the Homeowners in the daily management of our Association. Their duties include responding to Homeowner questions and concerns, billing and collection of monthly Association dues, enforcement of the Rules and Regulations, general correspondence, biweekly inspections, supervision of our vendors and dispatch of service personnel for repairs and maintenance to the common areas.

Contact information:

Mailing Address:
Condominium Management Services (CMS)
Attention: Community Association Manager
Mountain Village Townhome Homeowners Association
P. O. Box 5022
Upland, California 91785-5022

Business Address:
Condominium Management Services (CMS)
Attention: Community Association Manager
675 West Foothill Blvd., Ste 104
Claremont, CA 91711-3475

Phone: (909) 399-3103 Fax (909) 398-0178

Voice mail messages may be left at any time. Please remember to leave your name, address and telephone number with your message. Homeowners may report an emergency to CMS 24 hours a day, seven days a week at (909) 399-3103.

BOARD OF DIRECTORS MONTHLY MEETINGS

The Mountain Village Townhome Homeowners Association Board of Directors meets the third Wednesday of each month. The meetings are held at 6:30 p.m. at the clubhouse. All Homeowners are encouraged to attend. A meeting agenda is posted before each meeting in the clubhouse window.

Please check your monthly HOA statement for the specific date of each meeting. The Board of Directors reserves the right to cancel or change the meeting date or time. Every effort will be made to notify the Homeowners of any changes; however, changes are sometimes made with short notice. Please call (909) 399-3103 for meeting verification. The Annual Meeting of the Homeowners Association is held in January of each year.

PHILOSOPHY

Members of the Mountain Village Townhome Homeowners Association are committed to another level of local government controlled by the Declaration of Covenants, Conditions and Restrictions (CC&R's) and supplementary documents. The quality of life of the residents as well as the property investment security of the homeowners is dependent upon the support of and participation in the community's management.

It is necessary to impose restrictions to prevent abuse, which affects others in an adverse manner. The CC&R's require the enforcement of all articles and regulations set forth in the governing documents of the Association. A monetary penalty is provided to reinforce the system where voluntary compliance is not received.

ENFORCEMENT POLICY

Any resident or homeowner observing a violation of the rules is encouraged to submit a written report to the Board of Directors through the Management Company. At no time should any homeowner approach and/or verbally counsel another owner regarding any violation. The procedure for submitting a written violation is as follows:

1. The first written violation form submitted shall be filled out completely and mailed to management. Management will check the rules and forward a violation notice (1st warning letter) to be sent to the violating party; a confirming letter will also be sent to the issuing party to confirm action.

2. Should the violation continue subsequent violation forms may be submitted. Upon receipt of the subsequent violation form, management will forward a notice of hearing to the violating party upon Board approval.

The notice of hearing will allow the owner(s) the opportunity to appear before the Board of Directors to discuss the violation(s). At the hearing, the Board of Directors shall determine of a monetary penalty will be assessed to the violator. If, after the hearing is held, the violation(s) continue, a monetary penalty will be assessed pursuant to the monetary scheduled outlined below.

The Board reserves the right to suspend voting rights and common area use privileges of any delinquent owner. Delinquent owners, upon demand, are to surrender their key(s) to the recreational facilities. Failure to do so will result in monetary penalties. **This suspension will be imposed at sixty (60) days delinquency.**

MONETARY PENALTY SCHEDULE

Any violation of infraction of the CC&R's and/or Rules and Regulations will be subject to the following schedule:

1. Violation Notice will be sent to the violator
2. Notice of Hearing will be sent to the violator
3. Fine of $50.00
4. Fine of $100.00
5. Fine of $150.00
6. Fine of $200.00

Fines are levied on a monthly basis until the violation is corrected or compliance is gained. Fines are levied against the property owner in addition to the cost of any damage(s) to the common area property by an owner, tenant, guest or acquaintance of an owner or tenant.

COMMON AREAS

1. No destruction, defacing (i.e.: graffiti, chalk writing, etc.), alteration or littering of the common area is permitted. Soliciting is prohibited within the complex. All non-resident soliciting must be approved by the Association and may only be distributed via the Association newsletter. Planting or removal of plants in the common area is prohibited except when approved by the Architectural Committee or Board of Directors.

2. All trash must be placed inside the dumpster. Large items such as furniture, (e.g. sofas, mattresses, etc)., appliances, electronics, moving boxes, rolls of carpeting, and such are not to be left in the trash area. Homeowners will be charged for the removal cost of large items. Hazardous materials such as paint, oil, tires, etc. are not to be disposed of in dumpster or dumpster enclosure. The gate(s) to the trash area is to be securely closed after each use. Persons leaving large items in the dumpster area shall be responsible for additional pick up charges.

3. No exterior clotheslines may be erected. There shall be no laundering of clothes, bedding or other items on patios. Drying of mats, towels, bathing suits, etc. on patio walls, or gates, or from windows is not permitted. No items to be left on top of block wall or attached to block wall.

4. Tree climbing is not allowed by any persons. Should a tree be broken or killed by such activity, the homeowner will be responsible for the replacement cost. The Association will not bear liability should a person or persons be injured as a result of said activity.

5. The riding of bicycles, motor bikes, motorcycles, skateboards, roller-skates or any wheeled mode of transportation is not permitted on any sidewalk, landscaped area, in the pool area or tennis court. None of these items may at any time, be left unattended in any common area. Homeowners, their tenants and/or guests are liable for any damage to lights, sprinklers, landscaping, etc. incurred. Pedestrians always have the right of way on sidewalks.

6. Garages, driveways and alleyways are not to be used for any sports activities or for barbecuing. No loitering is permitted in this area. Garages and garage doors must be maintained in a clean and sanitary condition by the homeowner/resident and be kept free of debris to allow one car to be parked in the garage at all times. Homeowners are encouraged to keep their garage doors closed. All gatherings are to be inside unit or patio and not in common areas or grass areas.

7. With the exception of holiday, religious, or patriotic decorations, windows cannot contain aluminum foil, bedding items, paper or any other inappropriate materials.

8. The Architectural Committee or Board of Directors must approve any exterior changes or alterations to a unit in writing prior to work being started.

9. No signs of any kind shall be displayed to the public without the prior written approval to the Board of Directors, except that no consent shall be required for one (1) “For Sale” sign which shall not exceed 18”x24” inches in size, and shall be displayed in a window. No signs are allowed to be erected in the common area grass areas.

10. Owner relinquishes their rights to use common area facilities upon rental or leasing of their unit. Also, owners relinquish their rights to use common area facilities, including parking spaces, should their Association fee be delinquent.

11. No foul, obscene or objectionable language or actions shall be tolerated in or around the common area. The volume of radios and televisions are to be kept at a reasonable level.

12. Nobody is permitted on the roof areas of the complex except for those persons authorized by the Board of Directors or the Management Company.

13. Yard sales are restricted to the inside of your garage area only. Use of the common area driveway and parking areas is not allowed.

ADOPTED PARKING RULES AND REGULATIONS

The Board of Directors approved a Parking Permit Program within the complex due to the continued violations of individuals parking numerous vehicles in Guest Parking. Every Homeowner was issued one (1) hanging parking permit tag and all parking spaces within the Community were changed to be permit parking only. With this new parking procedure, parking will be first come, first serve.

The Board of Directors recommend that Homeowners charge a deposit from tenants when giving out the permit as all replacement permits will be at a cost of $100.00.

Security will be patrolling within the complex**.** ***The Security Company will be issuing citations for the first offense and towing vehicles parked without a parking permit on the second offense.*** In the event your vehicle is towed due to your violation of the Association's new Parking Rules, you will need to contact ***Dynamic Towing at (909) 902-9700*** to retrieve your vehicle.

PARKING RULES

1. Homeowners **must park at least one vehicle in their garage prior to parking a vehicle in the common area guest parking and** are encouraged to park a second car in the garage as well.

2. Common area parking spaces for residents and guests only, first come first serve. All vehicles parked in the common area parking spaces must have a valid parking permit visible at all times.

3. The common area parking of recreational vehicles, vehicles with more than four (4) wheel vehicles in excess of ¾ ton, boats, trailers or any oversized vehicle which does not fit within a designated parking space is prohibited. Any oversized personal vehicle must fit within a designated parking space and cannot protrude out onto the concrete gutter.

4. No parking is allowed in the fire lane. THIS INCLUDES THE AREA BEHIND THE GARAGES AND RED CURBS. All vehicles must be parked within the lines of a designated parking space; one (1) vehicle within one space and must not protrude out past the edge of the cement drain. Pursuant to municipal code, vehicles parked in a fire lane are subject to being ticket, fined, and/or towed at owner's expense.

5. Non-operable, unregistered, unidentifiable, abandoned or disabled vehicles may not be parked in the common area spaces at any time and are subject to immediate tow at the vehicle owner's expense.

6. No person shall monopolize a parking space. Monopolize is defined as any motorized vehicle continuously parking in the same space in excess of four (4) days or 96 hours by the same vehicle, or (b) using one vehicle to 'save' a space for any period of time and then replacing that vehicle with another vehicle owned or controlled by the same resident.

7. Vehicles parked in the common area parking shall not be pushed or pulled from one from one space to another. All vehicles must be operable.

8. The speed limit in the community is ten (10) miles per hour.

9. Homeowners/Residents are responsible for the guests parking and any violation of the parking rules. Should the unit owners parking privileges be suspended for any reason, this suspension shall carry over to all unit residents and guests.

10. No vehicle repairs or maintenance shall be permitted in the common area. All repairs or maintenance must be completed inside the garage.

NOTE: Any violation of the above Rules and Regulations in which a warning sign is visibly posted will be fined and/or towed at the owner's expense (see enforcement policy) WITHOUT notice. Rev. 10/20/2020

POOL AND JACUZZI RULES

POOL AND JACUZZI HOURS ARE 7:00AM TO MIDNIGHT THE SATURDAY BEFORE MEMORIAL DAY THROUGH LABOR DAY. ALL OTHER TIMES THE HOURS ARE 7:00AM TO 10:00PM.

1. No glass containers or other breakable containers are permitted in the pool area.

2. No pets allowed in the pool area at any time.

3. All gates will be closed and locked at all times. Special care should be taken to assure compliance with this rule as it is for the safety of all residents, guests, and invitees. There shall be no climbing or swinging on the gates or fences.

4. All residents under fourteen (14) years old must be accompanied and supervised by (1) a responsible person of the same household at least fourteen (14) years of age capable of using the life preserver and the Life Hook in case of an emergency; or (2) a responsible person (non-resident or guest) at least sixteen (16) years old capable of using the life preserver and Life Hook in case of an emergency. All non-residents or guests under fourteen (14) years old must be accompanied and supervised by a responsible person (resident or guest) at least sixteen (16) years old capable of using the life preserver and Life Hook in case of emergency.

5. Unsupervised use of the Jacuzzi by children under the age of 14 is prohibited.

6. A resident at least 14 years of age capable of using the life preserver and Life Hook in case of an emergency must accompany all guests.

7. Only four (4) guests per household allowed at the pool.

8. Pool safety equipment is for emergency use only and shall not be used for any other purpose.

9. No running, loud or excessive noise allowed in the pool area. No foul, obscene or objectionable language or actions shall be tolerated in or around the pool area. Please respect your neighbor's right to quiet enjoyment of the facilities. Radios at the pool shall be kept at a low volume.

10. Appearance of intoxication while in the pool area is strictly prohibited. This specifically refers to consumption of alcohol while in the Jacuzzi, which is dangerous to one's health.

11. Proper swimwear shall be worn at all times in the pool and Jacuzzi (no T-shirts, shorts or street clothing). Children's safety equipment is allowable and advisable.

12. Food, drinks, gum, cigarettes, hairclips and hairpins are not allowed in the pool or Jacuzzi and pool area.

13. No scuba gear is allowed in the pool or Jacuzzi.

14. Trash, cigarette butts and all other debris must be placed in a proper receptacle before leaving the pool area. Smokers are to bring their own ashtrays.

15. There shall be no unauthorized treatment of the pool or Jacuzzi with any chemicals. This shall also apply to soap, bubble bath, detergent, dyes, etc.

16. All pool furniture must be left in an orderly fashion.

17. The pool and Jacuzzi cannot be reserved for private parties.

18. The Association does not assume any responsibility for the safety or acts of any person in the pool and Jacuzzi areas.

19. The Association is not responsible for the loss or damage to personal property in the pool area.

20. Association members are responsible for the conduct of the guests and must see that they abide by the rules.

21. THERE IS NO LIFEGUARD ON DUTY AT ANY TIME. USE OF THE FACILITIES IS AT YOUR OWN RISK.

TENNIS COURT RULES

TENNIS COURT HOURS ARE 7:00AM UNTIL DARK

1. This is a tennis court; only net games are allowed.

2. Homeowners and guests are permitted the use of the court during designated hours. It is requested that after one match or one hour, the court be relinquished to waiting players.

3. Persons using the tennis court assume responsibility for damage to the tennis court or any property. No animals or pets are permitted on the court at any time.

4. Proper shoes are to be worn. Note: The tennis court surface is a very fine grade of concrete. Bicycles, skateboards and wheeled toys are not allowed on the court.

5. A resident must accompany all guests when using the tennis court.

PET RULES

1. No more than two (2) usual and ordinary pets per unit.

2. Pet owners must keep their patio areas and garages clean and sanitary, so as not to create offensive odors.

3. Any pet(s) creating a nuisance for residents are subject to action by the Board of Directors, which may include, but is not limited to fines.

4. Dogs are required to be leashed at all times when in the common area.

5. Pet waste on the premises is a nuisance and a health problem and will not be tolerated. Waste in common areas must be removed immediately by pet owner or caretaker.

SPECIAL NOTE REGARDING ARCHITECTURAL IMPROVEMENTS

No work is to begin without first receiving approval by the Architectural Committee or the Board as described in the Architectural Improvement Section of these Rules and Regulations. Failure to follow these procedures may result in fines after notice and hearing being added to the Homeowner's dues account and a requirement that the improvement be changed back to its original condition at the Homeowner's expense. The Board may also enforce your compliance using (ADR) Alternative Dispute Resolution procedures and by filing litigation when a significant ongoing architectural infraction occurs.

ARCHITECTURAL RULES

1. All plans for additions or alterations must be submitted to the Architectural Committee and/or Board of Directors for approval. A copy of the plans will be returned within thirty (30) days with notes and/or corrections deemed necessary by the committee. Projects that must have plans submitted include, but are not limited to decks, landscaping, turbines, etc. Incomplete plans shall be exempt from the thirty-(30) day return policy.

2. All alterations to dirt in patio areas must include at least a 1-% slope away from all immediate structures and adjacent yards.

3. All workmanship must be performed in accordance with Ontario City Building Codes when applicable.

4. All landscaping must be limited to enclosed patio area only. There must be no encroachment upon adjacent walls, such as large trees. Tree limitation size is eight (8) feet.

5. No concrete or wood steps may exceed legal step height per local building codes for the City of Ontario.

6. All deck framing must be redwood or pressure treated material. Framing lumber must be proper size as requested by the Architectural Committee or the Board of Directors.

7. The installation of exterior burglar alarms is not permitted.

8. No gazebos, pop-up canopies or similar structures may be erected in patios or on common areas. An umbrella may be erected in patios and must fit within your patio area and not be higher than the wood trim above the sliding glass door. There must be no encroachment into any adjacent unit patio area or common area.

APPROVAL OF AN APPLICATION DOES NOT RELEASE THE OWNER FROM OBTAINING THE NECESSARY PERMITS, LICENSES, ETC. THROUGH CITY AND COUNTY AGENCIES.

WIND TURBINE REGULATION

Wind turbines may only be installed by an approved vendor to ensure the validity of our roof warranty. The unit owner is responsible for all installation charges. Contact the management agent for the appropriate vendor.

Unit owners are responsible for the care and maintenance of any wind turbine and for repair of any leaks within a four (4) foot radius of the wind turbine.

Guidelines for Satellite Dish/Antenna Installation

Mountain Village Townhomes Owners Association

1. **Prior to installation of a satellite dish/antenna and/or any exterior wire placement (i.e. – cable TV, satellite, telephone, any upgrade requiring exterior wiring), the homeowner must contact the management company for approval and placement instructions.**

2. A dish antenna may be considered for outside installation if it is less than 30 (thirty) inches in diameter.

3. Individual dish antenna installation is not permitted on common area property. In addition, dish antennas cannot be installed on individually owned or exclusive use areas when the antenna extends beyond the exclusive use area into common area airspace, or on a pole in patio area extending more than 10 (ten) feet in height.

4. Dish antennas may be installed only in certain areas within the Association, specifically in "exclusive use" areas of the individual homeowner's unit, such as patios and decks; not on roof, wood or stucco wall surfaces.

5. The dish antenna may only be installed on a raised wood platform provided on garage roof surface. Attachments must not penetrate any roof surface. Cables and grounding wires must not be attached to any roof surface. No dish antenna may be installed on the second story roof, wood or stucco wall surfaces.

6. Wiring must be white in color and must be painted to match the trim or stucco, depending on where they are attached. Contact management for correct paint color and to determine which color should be used. No wiring is to be attached above garage doors, on any stucco, fascia, wood or wood trim area.

7. The Association may require removal during routine maintenance. Removal and re-installation is the unit owners' responsibility.

8. The unit owner becomes responsible for installation damage repair and maintenance of the areas impacted by the installation, use or removal of a satellite dish/antenna.

9. The unit owner must provide installer with these guidelines. A monetary penalty of $500.00 will be assessed for failure to follow guidelines, and additionally, the cost of repair and the cost of any resulting damages will be billed to the unit owner.

10. Unit owners installing a dish antenna shall indemnify and hold harmless the Association and its members for any loss, damage or injury caused by the installation, maintenance or use of such dish.

CLUBHOUSE RULES

1. The clubhouse exists to serve as the center of the Mountain Village Townhome Association. Association events as approved by the Association's Board of Directors will be given priority over any member's request for use.

2. The only areas of the clubhouse that will be available for casual use of owners or tenants will be the restrooms accessible by the pool key, except during rented hours when common access will be denied.

3. All facilities of the clubhouse may be reserved as follows:

A. Only adult homeowners will be allowed to reserve the clubhouse. Co-owners who are residents may reserve the clubhouse without the other owner's permission. Tenants desiring to reserve the clubhouse must have the homeowner of record rent the facility for them since the owner is responsible for damages through forfeiture of the deposit and/or penalty assessment. Owners of record, whose Association dues are delinquent, may not use the clubhouse until their account is current.

B. A CASH ONLY deposit of $200.00 will be provided or paid by the reserving party. All but $50.00 of this deposit will be refunded if the clubhouse is returned in pre-use condition as verified by the clubhouse coordinator. Please note that a deposit does not represent limited liability.

C. Reservations are made on a first come, first serve basis with a maximum of sixty (60) and minimum of seven (7) days in advance by contacting the clubhouse coordinator.

D. Anyone reserving the clubhouse must accompany the Clubhouse Coordinator on a facility inspection prior to the reservation date, pay the deposit, sign the facility checklist and receive a copy of the clubhouse rules.

E. The owner making (or tenant for who the owner makes) the reservation must be present at the function. That person will be responsible for turning off lights, ovens, burners, air conditioner and fireplace. That person must also secure all windows and doors. Failure to do so will, at the minimum, result in the forfeiture of the deposit.

F. The clubhouse must be in release order by noon the day following the event. The person listed in item "E" above must accompany the clubhouse coordinator on a post-use inspection to determine any damage resulting from the event. The deposit will be refunded if the clubhouse is in the same condition as it was during the pre-use inspection. If it is determined that damage has resulted from the event, the deposit will be held until the Board of Directors can decide upon forfeiture or penalty assessment.

4. The clubhouse coordinator shall report to the Board of Directors as necessary. The coordinator shall be charged with the responsibility of keeping the master reservation calendar and accompanying those reserving the clubhouse or a pre and post use inspection.

5. Keys to the clubhouse will only be distributed to the Board of Directors, the Management Company, and the clubhouse coordinator and maintenance personnel.

6. Pets are not allowed in the clubhouse.

7. No one will be allowed in the clubhouse unless accompanied by a homeowner/tenant attending a planned activity.

8. Rental of the clubhouse does not include the use of the pool and Jacuzzi, or tennis court.

MOUNTAIN VILLAGE
HOMEOWNERS ASSOCIATION

REQUEST FOR ARCHITECTURAL APPROVAL

Applicant: _____

Address: _____

Please attach plans / blueprints / photos and/or sketch for architectural committee.

Brief Description of Request:
_____
_____
_____
_____

Residents wishing to change any windows must meet the following conditions. **All windows must be retro fit style, white in color, no grids allowed in any windows or doors and no wider than 2 ½ . New windows must open and close in the same manner as existing windows.**

Signature of Property Owner: _____ Date: _____

****

ARCHITECTURAL REVIEW COMMITTEE

Date Submitted: _____

Approved ***Disapproved***

Conditions of Approval/or Reasons for Disapproval: _____
_____
_____
_____

Authorized Signature(2) _____ Date: _____
_____ Date: _____

Approval of this request does not relieve applicant from obtaining the necessary building permits from the governmental agencies involved.

This request should be submitted in duplicate. An approved copy will be returned to the applicant and one copy will be retained by the Architectural Review Committee.

THE HOMEOWNER IS RESPONSIBLE FOR ANY DAMAGES CAUSED TO THE UNIT.

MOUNTAIN VILLAGE
HOMEOWNERS ASSOCIATION

Rules and Regulations Enforcement Policy

Dear Homeowner:

Each homeowner of Mountain Village Homeowners Association has a vested interest in the common area. Please give these areas the same pride of ownership and care which you and your family give to your home.

Violations of the Association Covenants, Conditions, and Restrictions and Rules and Regulations will be brought to the Board of Directors for appropriate enforcement actions which are listed below:

1. A violation notice will be sent out to the homeowner noting the violation and requesting that the violation be brought into compliance within 10 days.

2. A second notice will request a hearing of the homeowner before the Board of Directors for a determination on the noted violations.

3. A third notice will result in a $50.00 monetary penalty against the homeowner's assessment account for a first offense and will increase in $50.00 increments until violation is resolved.

The above violation corrective measures are being done in accordance with the Association Covenants, Conditions, and Restrictions. If you have any questions, please contact the Community Association Manager at (909) 399-3103.

Sincere,

Board of Directors
Mountain Village Homeowners Association

MVTBOD/acp
REVISED 102020
Cc: Mailer file