



DATE: September 10, 2025
TO: Talega Members
FROM: Talega Maintenance Corporation
RE: Proposed Policy – Enforcement Guidelines and Procedures

Dear Members:

Pursuant to California Civil Code §4360, the Board of Directors of Talega Maintenance Corporation (“TMC”) is providing this proposed policy notice to the Membership.

Purpose

The intention of these revisions is to update the process for handling violations of the Association’s Governing Documents, including notice procedures, hearing rights, fine levels, and compliance assessments. A redlined copy of the proposed policy is enclosed for Member review, as well as a clean copy of the proposed policy without redlines.

Effect

If adopted, the revised Enforcement Guidelines and Procedures will replace the current enforcement policy in effect. In addition, the policy will:

- Clarify timelines for notices, hearings, and Board/Committee decisions.
- Establish higher fines for violations that have adverse health or safety impacts; and fully defines suspension of privileges.
- Apply to all members immediately upon adoption and to both existing and future violations, unless otherwise prohibited by law.

Member Comment Period

The Board intends to approve the proposed policy at its open Board meeting on October 14, 2025 beginning at 6:30 pm. Before adoption of the proposed changes, the Board will consider all comments made by Members. If you have comments that you want the Board to consider regarding these proposed changes, please attend the meeting and make comments during the open forum portion of the meeting, or submit your comments in writing to management by email at TALEGA@ciaramail.com, or by mail at 100 Calle Altea, San Clemente, CA 92673.

Sincerely,

Talega Maintenance Corporation

TMC ENFORCEMENT PROCESS & FINING SCHEDULE – PROPOSED

VII. ENFORCEMENT GUIDELINES AND PROCEDURES

Any complaint that is an alleged violation of the TMC Governing Documents will be processed according to the procedure outlined herein.

- A. Discuss with your neighbors issues and concerns which are bothering you is the first step in this process. Please refer to the Neighbor Dispute Policy. If you find you have difficulty dealing with your neighbor over a problem, contact your Management Company or local neighborhood delegate for assistance. TMC cannot guarantee it will be able to help resolve the issue but may be able to offer guidance.
- B. Talega Maintenance Corporation may institute enforcement proceedings upon the submission by a Member of the Corporation of a written Rules and Violation Report or TMC will start enforcement as described in CC&Rs 12.1.1 and subject to the Fine and Enforcement Schedule described herein. In the event Management directly witnesses a violation or a Member of the Corporation files a Rules and Violation Report and TMC determines that the alleged conduct, if substantiated, constitutes a violation of the TMC Governing Documents, TMC may take enforcement action pursuant to these Guidelines and Procedures:

Prior to imposing a fine or Compliance Assessment or suspending rights and privileges, the Member will be given at least 10 days' notice and an opportunity to appear before the Board of Directors or Enforcement Committee or to submit a statement in writing pursuant to *Civil Code* Section 5855 or any successor statute. The notice shall contain, at a minimum, the date, time, and place of the meeting, the nature of the alleged violation for which the Member may be disciplined or the nature of the damage to Common Area and facilities for which a monetary charge may be imposed, and a statement that the Member has a right to attend and may address the Board and/or the Enforcement Committee at the meeting.

Prior to being disciplined for a violation (e.g., fined), the Member shall have an opportunity to cure the violation. A Member may avoid discipline being imposed by providing evidence that the violation has been cured prior to the noticed meeting, or by signing a formal, written document outlining how and when the violation will be cured with a cure period not to exceed the time frame determined by TMC. If curing the violation will take longer than the time between the hearing notice and the hearing on the violation, no disciplinary fine shall be imposed so long as the agreement signed by the Member includes a financial commitment to cure the violation. TMC reserves the right to determine what adequately constitutes "financial commitment to cure the violation" and such determination shall be reasonable under the circumstances.

To demonstrate that the violation has been cured, the Member may submit photographs, receipts, contractor statements, written explanations, or other documentation confirming that the violation has been resolved. To demonstrate a financial commitment to cure, the Member may provide signed contracts, payment receipts, deposit confirmations, or other written evidence showing that steps have

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been taken to complete the cure or to guarantee that the violation will not occur again within a reasonable amount of time. All such materials should be submitted to TMC in advance of the meeting so that the Board and/or Executive Committee may consider them when determining whether to impose discipline.

- C. To promote compliance with TMC's Governing Documents, TMC may employ a range of enforcement measures. These may include, but are not limited to, issuing a warning or notice of violation, providing notice of a disciplinary hearing, imposing a fine of \$100 per violation (or greater as noted below), imposing a Compliance Assessment (e.g., to reimburse the Association for costs incurred in repairing damage to the common area, performing required maintenance on behalf of the Owner, and/or compelling compliance, including without limitation, administrative fees, attorneys' fees, and costs), suspension of rights and privileges (including, but not limited to access to clubhouse, facility, events, and community sponsored activities), Internal Dispute Resolution (IDR), Alternative Dispute Resolution (ADR), initiation of a lawsuit, and/or any other remedy available under the Governing Documents and/or applicable law. TMC reserves the right to initiate any enforcement method at any time.

If the violation that may result in an adverse health or safety impact on the Common Area or on another Owner's property, a fine greater than \$100 may be levied. Before imposing such fines, the Board shall, at a meeting open to the members, make a finding specifying the adverse health or safety impact of the violation and record such findings in the minutes of the meeting. Fines based on these findings will generally range between \$500 and \$10,000.

If the violation is cured prior to the hearing, no discipline shall be imposed but a Compliance Assessment may still apply.

If, following the hearing, the Member and TMC reach an agreement regarding matters such as whether a violation occurred or is ongoing, the method and timeline for curing the violation, the payment of any Compliance Assessment, or other terms of resolution, TMC shall prepare a written agreement reflecting the mutually agreed-upon terms. This agreement shall be signed by both the Member and the Board.

If, following the hearing, the Member and the Board are not in agreement, the Member may request Internal Dispute Resolution (IDR) in accordance with the Association's IDR Policy and *Civil Code* Section 5901. Regardless of whether IDR is requested, the Association may proceed with IDR, ADR and/or a lawsuit to compel compliance by the Member with the Association's governing documents and/or California law to resolve the outstanding violation, and to recover all attorney's fees and/or costs incurred in gaining the Member's compliance.

Each individual infraction of the Governing Documents is considered a separate violation. TMC has the right to impose individual fines for separate, identical violations identified in the same hearing notice. For example, if two noise violations

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are identified in the same hearing notice, TMC has the right to impose two separate fines. In addition, if the same conduct results in a breach of two or more rules, regulations, restrictions or covenants of the Governing Documents, each Governing Document provision breached may be considered a separate violation. TMC has the discretion to determine the time interval after which the continued existence of a violation may be treated as a separate and new violation.

A Member shall be given written notice of any discipline within fourteen (14) days of the hearing.

NOTE: Should a violation occur which imposes a financial obligation on the Master Association (TMC) the party responsible for said violation shall be required to reimburse, by way of a Compliance Assessment, the Master Association (TMC) for this financial obligation. If, for example, a party damages a fence, tree or any other Master Common Property, repair and replacement costs will be charged to that party. The owner may also be responsible for legal fees and/or reimbursement of costs to the Master Association in accordance with the TMC Governing Documents and applicable law.

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The following are provided as examples of violations that may result in a health or safety impact on the Common Area and/or another Member's property. This list is not inclusive of all possible violations of this nature.

HOME MAINTENANCE & UNSIGHTLY	
<ul style="list-style-type: none"> Basketball Backboards/Tetherball or other Sports Equipment 	<ul style="list-style-type: none"> Toys, bikes, skate ramps, etc. on street, sidewalk or driveway apron
<ul style="list-style-type: none"> Overwatering 	<ul style="list-style-type: none"> Non-compliant garage sales, estate sales, pop up sales
<ul style="list-style-type: none"> Garage Usage 	<ul style="list-style-type: none"> Window coverings
<ul style="list-style-type: none"> Unsightly Items 	<ul style="list-style-type: none"> Trash Cans
<ul style="list-style-type: none"> Lack of Landscape Maintenance 	<ul style="list-style-type: none"> Home Repairs/Maintenance
<ul style="list-style-type: none"> Oil Stains (minor) 	<ul style="list-style-type: none"> Construction Debris
<ul style="list-style-type: none"> Pet – off leash, clean up 	<ul style="list-style-type: none"> Lighting

VEHICLES & PARKING	
<ul style="list-style-type: none"> Garage Use 	<ul style="list-style-type: none"> Improper Parking
<ul style="list-style-type: none"> Vehicle Repairs 	<ul style="list-style-type: none"> Prohibited Vehicles – trailers, boats, motorhome per legal documents
<ul style="list-style-type: none"> Oil Stains on Driveway (major) 	

ARCHITECTURAL & COMMON AREAS	
<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Landscape Maintenance
<ul style="list-style-type: none"> Temporary Structures 	<ul style="list-style-type: none"> No Plans
<ul style="list-style-type: none"> Landscape Incomplete 	<ul style="list-style-type: none"> Common Area Damage
<ul style="list-style-type: none"> No Plans - Improvement not compliant with guidelines 	<ul style="list-style-type: none"> Common Area Encroachment
<ul style="list-style-type: none"> Landscape - Not compliant with guidelines 	

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NUISANCE & QUALITY OF LIFE	
<ul style="list-style-type: none">• Nuisance Noise	<ul style="list-style-type: none">• Short Term Rental of Property
<ul style="list-style-type: none">• Smoking Nuisance	<ul style="list-style-type: none">• Excessive speeding while driving on private streets
<ul style="list-style-type: none">• Business Conducted from Residence in Violation of CC&Rs	<ul style="list-style-type: none">• Excessive dog barking
<ul style="list-style-type: none">• BBQ Smoker	

This list is not inclusive of all violations that may result in an adverse health or safety impact on the Common Area or on another Member's property. Talega Maintenance Corporation has the sole and absolute discretion to make this determination and a written finding, in advance, in an open meeting.

A Member submitting a Rules and Violation Report which alleges violations must provide appropriate substantiating documentation, including but not limited to, photos, video and/or time log of the complained of activity.

TMC's governing documents are not intended to address illegal or criminal activity. Contact the Sheriff's department for any illegal or criminal activity. For non-emergency matters call 949-770-6011.

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VII. ENFORCEMENT GUIDELINES AND PROCEDURES

Any complaint that is an alleged violation of the TMC Governing Documents will be processed according to the procedure outlined herein.

- A. Discuss with your neighbors issues and concerns which are bothering you is the first step in this process. Please refer to the Neighbor Dispute Policy. If you find you have difficulty dealing with your neighbor over a problem, contact your Management Company or local neighborhood delegate for assistance. TMC cannot guarantee it will be able to help resolve the issue, but may be able to offer guidance.

- B. Talega Maintenance Corporation may institute enforcement proceedings upon the submission by a Member of the Corporation of a written Rules and Violation Report or TMC will start enforcement as described in CC&Rs 12.1.1 and subject to the Fine ~~Levels~~ and Enforcement Schedule described herein. In the event Management directly witnesses a violation or a Member of the Corporation files a Rules and Violation Report and TMC determines that the alleged conduct, if substantiated, constitutes a violation of the TMC Governing Documents, TMC may take enforcement action pursuant to these Guidelines and Procedures~~will take the following steps:~~

Prior to imposing a fine or Compliance Assessment or suspending rights and privileges, the Member will be given at least 10 days' notice and an opportunity to appear before the Board of Directors or Enforcement Committee or to submit a statement in writing pursuant to Civil Code Section 5855 or any successor statute. The notice shall contain, at a minimum, the date, time, and place of the meeting, the nature of the alleged violation for which the Member may be disciplined or the nature of the damage to Common Area and facilities for which a monetary charge may be imposed, and a statement that the Member has a right to attend and may address the Board and/or the Enforcement Committee at the meeting.

Prior to being disciplined for a violation (e.g., fined), the Member shall have an opportunity to cure the violation. A Member may avoid discipline being imposed by providing evidence that the violation has been cured prior to the noticed meeting, or by signing a formal, written document outlining how and when the violation will be cured with a cure period not to exceed the time frame determined by TMC. If curing the violation will take longer than the time between the hearing notice and the hearing on the violation, no disciplinary fine shall be imposed so long as the agreement signed by the Member includes a financial commitment to cure the violation. TMC reserves the right to determine what adequately constitutes "financial commitment to cure the violation" and such determination shall be reasonable under the circumstances.

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B- ~~To demonstrate that the violation has been cured, the Member may submit photographs, receipts, contractor statements, written explanations, or other documentation confirming that the violation has been resolved. To demonstrate a financial commitment to cure, the Member may provide signed contracts, payment receipts, deposit confirmations, or other written evidence showing that steps have been taken to complete the cure or to guarantee that the violation will not occur again within a reasonable amount of time. All such materials should be submitted to TMC in advance of the meeting so that the Board and/or Executive Committee may consider them when determining whether to impose discipline.~~

~~(1) FIRST ACTION: A violation letter will be sent describing the alleged violation, stating the date to resolve such violation, and providing notice of hearing date and location in the event the violation is not resolved.~~

~~(2) SECOND ACTION: Owner will be notified within 15 days following the hearing of the decision rendered by the Board or the Enforcement Committee and any disciplinary action imposed as noted below in Item C. A second letter of violation will be sent with a notice of hearing date to the Owner if violation remains unresolved (excluding Level 4 violation).~~

~~(3) THIRD ACTION: Owner will be notified within 15 days following the hearing of the decision rendered by the Board or the Enforcement Committee and any disciplinary action imposed as noted below in Item C. A third letter of violation will be sent with a notice of hearing date to the Owner if the violation continues to remain unresolved (excluding Level 4 violation).~~

~~(4) IDR/ADR: Owner will be notified within 15 days following the hearing of the decision rendered by the Board or the Enforcement Committee and any disciplinary action imposed as noted below in Item C. A final letter of violation will be sent with a notice of invite to IDR (Internal Dispute Resolution. Informal meeting with the Board or designated Board Member(s)). If IDR is rejected, the association will follow civil code offering ADR (Alternative Dispute Resolution. Mediation or arbitration) and then file a lawsuit.~~

~~No hearing will be set less than fifteen (15) days from date of the written notice for the hearing.~~

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~~The owner may be present in person or provide a written response to the alleged violation at a hearing before the Board or Enforcement committee.~~

- C. ~~To promote compliance with TMC's Governing Documents, TMC may employ a range of enforcement measures. These may include, but are not limited to, issuing a warning or notice of violation, providing notice of a disciplinary hearing, imposing a fine of \$100 per violation (or greater as noted below), entering a Lot to correct a violation at the Owner's expense, imposing a Compliance Assessment (e.g., to reimburse the Association for costs incurred relating to the violation, repairing damage to the common area, performing required maintenance on behalf of the Owner, compelling compliance, including without limitation, administrative fees, attorneys' fees, and costs), suspension of rights and privileges (including, but not limited to key fob deactivation, suspension of vehicle safelisting, access to clubhouse, facility, events, and community sponsored activities), Internal Dispute Resolution (IDR), Alternative Dispute Resolution (ADR), initiation of a lawsuit, and/or any other remedy available under the Governing Documents and/or applicable law. TMC reserves the right to initiate any enforcement method at any time.~~

~~If the violation that may result in an adverse health or safety impact on the Common Area or on another Owner's property, a fine greater than \$100 may be levied. Before imposing such fines, the Board shall, at a meeting open to the members, make a finding specifying the adverse health or safety impact of the violation and record such findings in the minutes of the meeting. Fines based on these findings will generally range between \$500 and \$10,000.~~

~~If the violation is cured prior to the hearing, no discipline shall be imposed but a Compliance Assessment may still apply.~~

~~If, following the hearing, the Member and TMC reach an agreement regarding matters such as whether a violation occurred or is ongoing, the method and timeline for curing the violation, the payment of any Compliance Assessment, or other terms of resolution, TMC shall prepare a written agreement reflecting the mutually agreed-upon terms. This agreement shall be signed by both the Member and the Board.~~

~~If, following the hearing, the Member and the Board are not in agreement, the Member may request Internal Dispute Resolution (IDR) in accordance with the Association's IDR Policy and *Civil Code* Section 5901. Regardless of whether IDR is requested, the Association may proceed with IDR, ADR and/or a lawsuit to compel compliance by the Member with the Association's governing documents and/or California law to resolve the outstanding violation, and to recover all attorney's fees and/or costs incurred in gaining the Member's compliance.~~

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Each individual infraction of the Governing Documents is considered a separate violation. TMC has the right to impose individual fines for separate, identical violations identified in the same hearing notice. For example, if two noise violations are identified in the same hearing notice, TMC has the right to impose two separate fines. In addition, if the same conduct results in a breach of two or more rules, regulations, restrictions or covenants of the Governing Documents, each Governing Document provision breached may be considered a separate violation. TMC has the discretion to determine the time interval after which the continued existence of a violation may be treated as a separate and new violation.

~~G. — A Member shall be given written notice of any discipline within fourteen (14) days of the hearing. The Owner will be notified as to the decision rendered by the Board or the Enforcement Committee as a result of the hearing no more than 15 days following the hearing. If the Owner is found to be in violation of the Master Association's documents, the Board may, in accordance with the TMC Governing Documents: (a) pursue a monetary fine; (b) seek remedy by use of alternative dispute resolution such as mediation or arbitration; (c) levy a Compliance Assessment; (d) suspend or condition the Owner's right to use any recreation facilities the Master Association owns; (e) suspend the Owner's voting privileges as a member; (f) enter upon a residence to make the necessary repairs, or perform maintenance which is the responsibility of the Owner; (g) record a notice of noncompliance encumbering the Owner's residence; (h) seek remedy by initiation of a lawsuit; and/or (i) any combination thereof.~~

~~A violation is defined as an act in conflict with the CC&Rs, Bylaws, Rules and Regulations and Architectural Guidelines of the Master Association. Please be sure to read the CC&Rs and these other documents carefully.~~

NOTE: Should a violation occur which imposes a financial obligation on the Master Association (TMC) the party responsible for said violation shall be required to reimburse, by way of a Compliance Assessment, the Master Association (TMC) for this financial obligation. If, for example, a party damages a fence, tree or any other Master Common Property, repair and replacement costs will be charged to that party. The owner may also be responsible for legal fees and/or reimbursement of costs to the Master Association in accordance with the TMC Governing Documents and applicable law.

FINE LEVELS and ENFORCEMENT SCHEDULE

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If the result of a hearing is a monetary fine, the fine will be placed in accordance with the attached levels of fine schedule. Fines imposed may range from \$100 up to \$10,000 ~~will include suspension of clubhouse, facility, event, and community sponsored activity privileges.~~ The table below shows examples of fines for the levels of Notice to Comply:

Fine Levels

Notice to Comply	1 st Action	2 nd Action	3 rd Action
Level 1 Home Maintenance & Unsightly First Letter sent; 30 days to resolve violation and invited to hearing.	Hearing before Enforcement Committee. Fine Imposed \$100 <i>and suspension of clubhouse, facility, event, and community sponsored activity privileges.</i> 30 days to resolve and invite to a second hearing.	Hearing before Enforcement Committee. Fine Imposed \$200 <i>and suspension of clubhouse, facility, event, and community sponsored activity privileges.</i> 30 days to resolve and invite to third hearing.	Hearing before Enforcement Committee. Fine Imposed \$300 up to \$10,000 <i>and suspension of clubhouse, facility, event, and community sponsored activity privileges.</i> 30 days to resolve; then proceed to IDR/ADR/Lawsuit.
Level 2 Vehicles & Parking First Letter sent; 30 days to resolve violation and invited to hearing.	Hearing before Enforcement Committee. Fine Imposed \$200 <i>and suspension of clubhouse, facility, event, and community sponsored activity privileges.</i> 30 days to resolve and invite to a second hearing.	Hearing before Enforcement Committee. Fine Imposed \$300 <i>and suspension of clubhouse, facility, event, and community sponsored activity privileges.</i> 30 days to resolve and invite to third hearing.	Hearing before Enforcement Committee. Fine Imposed \$400 up to \$10,000 <i>and suspension of clubhouse, facility, event, and community sponsored activity privileges.</i> 30 days to resolve; then proceed to IDR/ADR/Lawsuit.
Level 3A Architectural First Letter sent; 30 days to resolve	Hearing before Enforcement Committee. Fine Imposed \$300 <i>and suspension of clubhouse, facility, event, and</i>	Hearing before Enforcement Committee. Fine Imposed \$400 <i>and suspension of clubhouse,</i>	Hearing before Enforcement Committee. Fine Imposed \$500 up to \$10,000 <i>and suspension of clubhouse, facility,</i>

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violation and invited to hearing:	community sponsored activity privileges. 30 days to resolve and invite to a second hearing:	facility, event, and community sponsored activity privileges. 30 days to resolve and invite to third hearing:	event, and community sponsored activity privileges. 30 days to resolve; then proceed to IDR/ADR/Lawsuit:
Level 3B Common Area First Letter sent; 30 days to resolve violation and invited to hearing:	Hearing before Board. Fine Imposed \$1000 up to \$10,000 and suspension of clubhouse, facility, event, and community sponsored activity privileges; plus cost of repairs and/or replacement cost:	Invite to IDR/ADR and suspension of clubhouse, facility, event, and community sponsored activity privileges:	File Lawsuit and suspension of clubhouse, facility, event, and community sponsored activity privileges:

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Violation Fines and Enforcement Guidelines—The following are provided as examples of violations that may result in a health or safety impact on the Common Area and/or another Member's property. This list is not inclusive of all possible violations of this nature.

Level 1--HOME MAINTENANCE & UNSIGHTLY	
<ul style="list-style-type: none"> Basketball Backboards/Tetherball or other Sports Equipment 	<ul style="list-style-type: none"> Toys, bikes, skate ramps, etc. on street, sidewalk or driveway apron
<ul style="list-style-type: none"> Signs – For Sale/Lease/Rent 	<ul style="list-style-type: none"> Non-compliant garage sales, estate sales, pop up sales
<ul style="list-style-type: none"> Overwatering 	<ul style="list-style-type: none"> Window coverings
<ul style="list-style-type: none"> Garage Usage 	<ul style="list-style-type: none"> Trash Cans
<ul style="list-style-type: none"> Unsightly Items 	<ul style="list-style-type: none"> Home Repairs/Maintenance
<ul style="list-style-type: none"> Minor Lack of Landscape Maintenance 	<ul style="list-style-type: none"> Construction Debris
<ul style="list-style-type: none"> Oil Stains (minor) 	<ul style="list-style-type: none"> Satellite Dish/Cable
<ul style="list-style-type: none"> Holiday Lighting 	
<ul style="list-style-type: none"> Pet – off leash, clean up 	

Level 2--VEHICLES & PARKING	
<ul style="list-style-type: none"> Garage Use 	
<ul style="list-style-type: none"> Vehicle Repairs 	
<ul style="list-style-type: none"> Oil Stains on Driveway (major) 	
<ul style="list-style-type: none"> Improper Parking 	
<ul style="list-style-type: none"> Prohibited Vehicles – trailers, boats, motorhome per legal documents 	

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Level 3 —ARCHITECTURAL & COMMON AREAS	
• Notice of Completion	• Landscape Maintenance
• Temporary Structures	• No Plans
• Landscape Incomplete	• Common Area Damage
• No Plans - Improvement not compliant with guidelines	• Common Area Encroachment
• Landscape - Not compliant with guidelines	

Level 4 —NUISANCE & QUALITY OF LIFE	
• Nuisance Noise	• Short Term Rental of Property
• Smoking Nuisance	• Excessive speeding while driving on private streets
• Business Conducted from Residence in Violation of CC&Rs	• Excessive dog barking
• BBQ Smoker	

Level 5 —DELINQUENT ASSESSMENTS	
• 4 months delinquent in assessments	

~~The above is a sample of violations. This list is not inclusive of all violations that may result in an adverse health or safety impact on the Common Area or on another Member's property. Talega Maintenance Corporation has the sole and absolute discretion to make this determination through a written finding, in advance, in an open meeting determine whether a violation shall be handled under Level 1, Level 2, Level 3, or Level 4.~~

~~If a violation falls into multiple categories, then it will be handled as a violation of the more serious category. For example, a violation that qualifies both as a Level 3 "Short Term Rental of Property" violation and a Level 4 "Business Conducted from a Residence in violation of the CC&Rs" would be handled as a Level 4 violation.~~

~~A Member submitting a Rules and Violation Report which alleges **all** violations **and in particular Level 4** violation **must supplement the Report with must provide** appropriate substantiating documentation, including but not limited to, photos, video and/or time log of the complained of activity.~~

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~~All violations will need to be resolved to the reasonable satisfaction of Talega Maintenance Corporation which determination shall be within the sole and absolute discretion of Talega Maintenance Corporation.~~

~~If a violation is cleared and it re-occurs within twelve (12) months, Board reserves the right to regard the reoccurrence as a continuation of the prior violation and reinitiate the enforcement action at its then-existing status in accordance with the TMC Governing Documents. The Board further reserves the right to hold any fine or other penalty in abeyance for an appropriate time, not to exceed twelve (12) months, pending no further recurrence of the violation.~~

~~Management has been given the right to grant extensions with discretion; all extensions will be documented in the homeowners file. An extension shall not be regarded as a waiver by Management of any right to pursue any remedy in accordance with TMC Governing Documents.~~

~~Fine amounts may be modified from the examples above based on specific circumstances and facts, e.g. history of the violation, cooperation by the homeowner and multiple violations.~~

~~These Enforcement Guidelines and Procedures shall have immediate force and effect upon approval by TMC in accordance with the TMC Governing Documents and California law. These Guidelines and Procedures shall apply to any and all existing violations and complaints unless otherwise prohibited by law.~~

~~The MC's governing documents or rules~~ are not intended to address illegal or criminal activity. Contact the Sheriff's department for any illegal or criminal activity. For non-emergency matters call 949-770-6011.

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