

# **EL DORADO LAKES CONDOMINIUM ASSOCIATION**

**RULES AND REGULATIONS**  
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HOA Premier Management  
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# EL DORADO LAKES CONDOMINIUM ASSOCIATION RULES

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## **PRIVILEGES**

The El Dorado Lakes Condominium property, facilities, and equipment are restricted to use by residents of The Lakes and their guests. No others may use said facilities without the express written consent of the Board of Directors.

A resident is defined as any person who has been verified by the El Dorado Lakes management company via the occupancy form. Resident vehicles must also be properly registered via occupancy form to be considered for membership privileges.

The Board of Directors is empowered by the CC&R's with the right to assess an owner for damage to any of the common area property, including buildings, equipment and furnishings as a result of negligence, carelessness, vandalism and/or misuse by residents and/or their guests.

Please remember that consideration of other residents is just as important in a condominium association, if not more so, than anywhere else. The close quarters in which we live requires that we be mindful of the noise that may be generated by our televisions, stereos, guests, children, pets, cars, and appliances. Should a problem occur, may we suggest the following course of action:

1. Speak directly with the neighbor with whom you are having the problem.
2. If speaking with them has no effect, you have the right to request the assistance of the Long Beach Police Department in enforcing their noise ordinances.

Please remember that the Board of Directors is not a police force, nor are we able to right all wrongs which occur within our complex. The "good neighbor policy" is usually the best way to resolve most issues.

## **GENERAL RULES**

1. The resident Occupancy Forms and proof of insurance are required to be on file annually with the management company. Failure to comply will result in loss of access to amenities and a fine.
2. Changes of Occupancy - All owners must notify the Association of changes in the occupancy of their unit(s) by filing an Occupancy Form with the Management Company within fifteen (15) days of such a change.
3. Smoking – Smoking of cigarettes, cigars, pipes, e-cigs, vape pens, marijuana, or any other inhalant that produces smoke or vapors is prohibited in all common areas (including but not limited to the Clubhouse building and adjacent patios, pool areas, tennis courts, and walkways). Smoking is also prohibited in all exclusive use common areas (including but not limited to patios, balconies, landings, etc.).

Outdoor smoking is permitted only in the driveway, carports, and open parking areas.

4. Window Treatments - Owners are responsible for installing proper window treatments in their units. Draperies, blinds, shutters, etc., must blend with the exterior color scheme and are to be maintained in good conditions. Unacceptable window treatments include sheets, blankets, or materials attached to windows, and articles stacked against or next to the windows.
5. Residential units are not to be rented for short-term transient, hotel-style stays, such as those advertised on Air BnB and other travel-related sites. A \$5,000.00 fine will be imposed for any owner renting/advertising their unit as a short-term rental. All owners need to obtain a standard 90-day lease.
6. Dumpsters/Disposal - Dumpsters or other complex trash receptacles shall not be used for disposal of toxic or hazardous waste, major appliances, carpeting, furniture, e-waste (computers, cell phones, devices), mattresses, or bed frames.

NOTE: Special pick up of the previously listed items may be made through the management company. Depending on the item(s) being disposed of, a fee will be charged to the resident/owner.

ANYONE WHO DISPOSES OF PROHIBITED ITEMS LISTED IN NUMBER SIX (6) ABOVE CAN BE ASSESSED A FINE UP TO A MAXIMUM OF \$5,000 PER VIOLATION BY THE BOARD, AND BE REQUIRED TO REIMBURSE THE ASSOCIATION FOR ANY REMOVAL FEE(S) LEVIED BY THE DISPOSAL COMPANY

### **ENTRY RULES**

1. All vehicles entering El Dorado Lakes must do so through the main entry gates. Residents will gain access to the complex through the main gates by doing one of the following:
  - a. (Preferred method) Fastrack device mounted on vehicle will automatically open the right gate when approached;
  - b. Key fob to be swiped at reader located on the guard shack.
2. Visitors and contractors will contact their host/resident via the telephone entry system located on the guard shack.
3. The speed limit within the complex is ten miles per hour.
4. All traffic is one-way inside the complex (from the entry gate to the exit gate).
5. The emergency vehicle entrance (on Spring Street adjacent to the main entrance) is not be used to enter or exit the property.

6. For safety reasons, pedestrians should only walk through the designated pedestrian gates and avoid walking through the vehicle access gates. Pedestrian gates can be opened by swiping a key fob on the reader attached to the gate. The key fob will also access the club house, pools, and tennis courts.
7. Residents who “inherit” entry devices from a previous owner/tenant must complete and submit a new Occupancy Form within ten (10) business days of close of escrow or move-in to keep the devices active.
8. Equipment and programming fees are as follows:
 

a. Key Fob:	\$25.00
b. Fastrack:	\$35.00
c. Lost/Stolen Fee	\$25.00
d. Pool Pass/Replacement Fee	\$25.00

### **PARKING RULES**

1. Residents are not permitted to park in guest parking and are subject to being fined.
2. Resident vehicles can be in guest parking temporarily under the following circumstances:
  - a: to load or unload the vehicle for a maximum of twenty minutes with flashers activated.
  - b: on an exception basis for emergency reasons, and only for a limited period of time, provided that the management company is notified for approval so the vehicle can be safe listed.
3. Vehicles may be removed without warning from guest parking, the car-wash area space, marked fire lanes, and the entire driveway of the complex under the following circumstances:
  - a: when a vehicle is blocking a fire lane or the driveway in such a manner that restricts emergency vehicle movement or if blocking a residents parking space or garage.

Note: California Vehicle Code (CVC) Section 22658 (a) provides authority to remove vehicles from private property. Many signs listing CVC have been posted in plain view in guest parking area, along the driveway, and at the El Dorado Lakes entrance.
4. Residents may park temporarily along the driveway of the complex only to actively load or unload, with flashers activated, as long as normal traffic flow is not interrupted. Additionally, vehicles may not be parked in a manner blocking any resident’s parking space/garage without that resident in attendance. Any vehicle, without the owner present, parked in front of a garage, including the garage of the owner of said vehicle, subject to tow without warning.
5. Service vehicles, delivery/moving trucks, contractors, utility, or carpet cleaning vehicles may park in the driveway but must be identified by a clearly visible sign on the dashboard stating the unit number they are servicing. Flashers have to be activated only during the hours of darkness.

6. Vehicles in open-view spaces and carports must be parked “face in” centered in the space. For the safety of all concerned, all vehicles must fit in their designated parking space without extending into the rain gutter and the driveway.
7. No automotive repairing is permitted in view of common areas.
8. Motor oil and antifreeze are considered hazardous materials. When minor maintenance involves either or both of these materials, the hazardous waste must be disposed of properly. It is illegal to place hazardous materials in our dumpsters or drains (all runoff, drainage goes directly into our lakes)
9. Washing of vehicles is permitted only in the designated wash area (east end of guest parking). Use of the wash area facilities is for residents only.
10. Guest parking is located inside the complex, before the tennis court area. Parking in spaces at the front of the complex between the exit gate and the entrance gate is for residents only.
11. Carports, parking spaces, and guest parking spaces are to be utilized for noncommercial passenger vehicles only. No trailers, campers, mobile homes, commercial vehicles (other than the standard pickup truck), boats, inoperable vehicles, or the like may be parked in open view spaces.
12. Owners that elect to cover their vehicles with “car covers” are responsible for maintaining them. The covers must present a reasonable appearance and be reasonably clean.
13. Vehicles parked in deeded spaces should not give the appearance of being abandoned, and must display a current registration tag issued by the DMV.
14. Any guest vehicle parked during the hours of 12:00 a.m. – 6:00 a.m. Sunday through Saturday must be safe listed\* through Patrol One. Residents are allowed 15 guest safe lists in a rolling 30 day period. Residents can safe list their guests’ vehicles either online at [www.patrol-one.com](http://www.patrol-one.com) or by contacting their 24-hour call center at (714) 541-0999. To set up a profile on Patrol One’s database, please contact the management company to obtain an activation code. Please note, a current Occupancy Form must be on file with the management company to receive an activation code. Please contact Patrol One directly with any questions regarding the safe list procedures.
15. In cases when a time extension may be necessary for your guest to use guest parking, please contact the management company for approval and an extended safe list. The board reserves the right to adjust the number of guest safe lists and occurrence of hours as needed.
16. Vehicles in violation of our guest parking rules will receive a citation for the first two violations, then towed on the third violation. Violations remain on record for 180 days.

**\*“Safe listing” is defined as preregistering guests’ vehicles with our security company in advance of their parking in guest parking. This will ensure that your guests’ vehicles are not towed.**

## **POOL, POOL AREA, AND JACUZZI RULES**

Operating hours may be adjusted by the Board as needed.

*Warning: Use of a Jacuzzi is not recommended for children under fourteen (14) and pregnant women, due to various health concerns.*

- The pool area is accessible by key fob and pool pass only.
- One pool pass will be available to each unit.
- Pool passes will be enforced effective January 1, 2017
- Residents must be in possession of the pool pass at all times.
- All gates must be kept closed and secured at all times.
- There is no lifeguard on duty.

### **PROHIBITED (RESTRICTED) BEHAVIOR ACTIVITIES:**

1. Children under 16 years of age are not permitted in the pool, pool area, or Jacuzzi without a resident adult in attendance that is responsible for them. Responsibility and liability for guests and their actions lies with the resident/owner who has accessed the pool via key fob.
2. No more than six (6) guests per unit using any combination of these facilities at any one time.
3. Loud noises such as (but not limited to): shouting, music (from radios, singing, live instruments), vulgarity (profanity, cursing).
4. Running, horseplay, water sports (volleyball, Marco Polo, etc), diving off furniture, fences or other objects.
5. No children in diapers are allowed in pools or Jacuzzis at any time.
6. Wearing anything other than swimsuits in pools and Jacuzzis is prohibited.
7. Removing pool furniture from the area.
8. Reserving pool furniture for longer than fifteen (15) minutes.
9. Jumping or diving into the Jacuzzi.
10. Leaving trash or belongings.
11. Propping open access doors.
12. Health-related postings must be observed.
13. Cooperation with Security is required of all residents and guests.

### **PROHIBITED (RESTRICTED) ITEMS:**

1. All glass objects (bottles, drinking glasses, dishes, etc.).
2. Metal items in pool or Jacuzzi water.
3. Pets, bicycles, skateboard, roller skates or blades, any wheeled vehicle or toy (except wheelchairs or baby strollers).

## **TENNIS COURT RULES**

Operating hours may be adjusted by the Board as needed.

These courts are for the use of residents and their guests, and residents must accompany their guests at all times. Access to the courts is by key fob only.

### **PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Children under sixteen years of age are not permitted to use the tennis courts without a resident adult in attendance who is responsible for them. Responsibility and liability for guests and their actions lies with the resident/owner who has accessed the courts via the key fob.
2. Playing longer than one hour when others are waiting to play.
3. Pets, bicycles, skateboards, roller skates or blades, any wheeled vehicle or toy.
4. Tennis courts are for tennis play only.
5. Tennis shoes only (rubber soled).
6. Glass objects (bottles, drinking glasses or dishes, etc.).
7. Leaving trash on courts, use the trash receptacles provided.
8. Leaving lights on after play is over.
9. These courts are not be used for business purposes/professional lessons (a resident receiving lessons is acceptable).

## **CLUBHOUSE BUILDING, SAUNA, AND GYM RULES**

Operating hours may be adjusted by the Board as needed.

**Warning:** *IT IS RECOMMENDED THAT THE SAUNA NOT BE USED WHEN AN INDIVIDUAL IS UNACCOMPANIED.*

### **PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Children under sixteen years of age are not permitted in the Clubhouse, sauna or gym without a resident adult in attendance who is responsible for them. Responsibility and liability for guests and their actions lies with the resident/owner who has accessed the facilities via key fob.
2. No more than six (6) guest per unit using any combination of these facilities at any one time.
3. Leaving trash (use trash receptacles provided).
4. Wearing wet swimsuits; towel off before entering building.
5. Bare feet.
6. Changing clothes (except in restrooms).
7. Doors and windows must be secured upon leaving.
8. Guests are not allowed in the gym, due to the size not being able to accommodate them.

## **BILLIARD/POOL TABLE ROOMS RULES:**

Operating hours may be adjusted by the Board as needed.

### **PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Children UNDER sixteen years of age are NOT permitted in the Clubhouse, sauna or gym without a resident adult in attendance who is responsible for them. Responsibility and liability for guests and their actions lies with the resident/owner who has accessed the facility via key fob.
2. No more than six (6) guest per unit using any combination of these facilities at any one time.
3. Breaking rack toward windows (instead, place rack away from windows at far end of pool table as the cue ball can "jump" off table and damage windows, etc.).
4. Playing longer than one hour when others are waiting to play.
5. Do NOT sit or climb, bounce balls, and/or place glasses, bottles, cans, or food on any of the game tables.

### **COMMON AREA RULES**

1. PATIOS, DECKS, AND BALCONIES are exclusive use common areas and are subject to periodic inspection and maintenance.

#### **A. ACCEPTABLE EXAMPLES:**

1. Plants or pots on upper deck railings provided they are hanging from "over the rail" hooks with drainage receptacle.
2. Potted plants with a water drainage receptacle and non-metallic casters on patio/deck/balcony.
3. Potted plants are limited in number to 25% of an individual unit's patio/deck/balcony space.
4. Patio furniture.
5. Patio sun shades in dark brown or tan, nylon mesh only (requires architectural approval prior to installation.)
6. Single strand non-permanent white lights attached to fascia of your unit only (requires architectural approval.)

#### **B. UNACCEPTABLE EXAMPLES**

1. Plants or pots which are free standing on any railings.
2. Artificial plants/flowers.
3. Indoor furniture.
4. Colored lights, holiday lights (except four weeks before and two weeks after the holiday).
5. Storage (except in closet) of such items as boxes, brooms, mops, exercise equipment, ladders, old furniture, appliances, etc. over any 24-hour period.
6. Garden hoses and implements left out after use over any 24-hour period.

7. Towels, clothing, wet suits or signs hanging from balcony railing.
8. Blinds or signs hanging from roof, overhangs, or balconies.
9. Hosing off walkways, patios, carports, garages, entries, atriums, windows, or landings because of run off directly into lakes.
10. Carpeting, artificial grass or similar coverings on balconies, patios, and decks.
11. Any chemical, solvent or cleaner on patio, entry, atrium whether in a can, bottle, jar, spray bottle, etc., is prohibited due to run off going directly into the lakes.
12. Charcoal/wood burning barbecues, fire pits, tiki torches, and like items.
13. Pet cages or carriers of any size are not acceptable.
14. Using patio or balcony for storage.

## **2. THE LAKES:**

### **PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Fishing or removing any living aquatic life from the lakes by any means.
2. Adding fish, aquatic life, plants, or wildlife.
3. Swimming or wading.
4. Boats or flotation devices of any kind.
5. Dumping debris such as trash, cigarette butts, cans, bottles, liquids, chemicals, soap, etc.
6. Feeding of any wildlife.

## **3. PLANTED AREAS:**

### **PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Walking across planted areas (use sidewalks and bridges).
2. Hanging, stapling or nailing anything on trees or plants.
3. Removing existing plants, trees, flowers OR planting of same without prior, written approval of the Board of Directors. (NOTE: Any items planted in common areas become the property of the Association and subject to removal, at any time, per the direction of the Board.)
4. Real estate or any signs and/or flags are not allowed in common areas.

## **4. ENTRANCES AND SIDEWALKS:**

### **PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Bicycles, motorcycles, carts, baby strollers or other obstructions are not to be left at entrances or on sidewalks,
2. Leaving newspapers or other debris outside front doors or on patios over a 24-hour period.
3. Riding bicycles, skateboards or wheeled vehicles on the walkways, driveways or bridges.
4. Distributing commercial flyers or advertising of any kind within the property.
5. Due to heavy traffic considerations, driveways are not to be used as recreational areas.
6. Sidewalk sales, garage sales, and promotions.

**PERMITTED ACTIVITIES:**

1. Residents may use the bulletin boards in the laundry rooms to post advertising for a period not to exceed fourteen (14) days. All notices, advertisements, etc., must be dated and include the name of the posting resident. After 14 days, said information shall be removed.
2. Landings and front door entry area may have no more than two (2) potted plants, so long as they do not impede entry or exit to unit, thus creating a safety hazard.

**5. GATES:**

**PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Gates and outside doors (including those by the pools) must remain closed at all times and never be propped open.

**STORAGE RULES**

**PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Using carports or parking spaces for storage.
2. Storage of gasoline or any other volatile fluid in homes, carports, parking spaces, garages, or storage units.
3. Carports and garages must be kept clean, free from debris/clutter and flammable materials in compliance with local Health, Safety and/or Fire Department ordinances.

**ARCHITECTURAL RULES**

1. Proposed exterior alterations must be submitted in writing, with plans, to the Architectural Committee for approval by the Board of Directors, prior to the start of any work on said alterations. Applications are available at [www.eldoradolakes.net](http://www.eldoradolakes.net), under "documents."
2. Approval by the Board of Directors does not constitute approval by the City of Long Beach, nor does approval by the City of Long Beach constitute approval by the El Dorado Lakes Board of Directors.
3. All requests must be in writing and submitted with an architectural committee request.
4. Approved exterior alterations must adhere to the original design of the complex.
5. Interior additions and alterations must conform to the limitations imposed by the CC&Rs (Article VIII, Paragraph 6).
6. The following area examples of architectural improvements that shall be considered based on their conformance to the aesthetic consistency of the Lakes:
  - a. Patio fences, covers, and screens;
  - b. Front and screen doors;
  - c. Garage or carport storage units;
  - d. Balconies and decks;
  - e. Window size and color;

- f. Air conditioner size and color.  
(NOTE: The color of these improvements must match the existing exterior structure.)
7. Any resident or owner making exterior alterations not approved by the Board will be requested to correct the alteration. If the owner does not comply, the Board reserves the right to make the change/correction and bill the owner for the expense to do so.

### **LAUNDRY ROOM RULES**

1. Laundry equipment uses liquid laundry products only.
2. Report promptly any malfunction of equipment to the contract service company who owns the equipment, using the telephone number posted in each laundry room. Report any damage to the laundry facilities to the management company promptly.
3. When you are finished using the laundry facilities, be sure to:
  - a. Remove all clothing from the laundry equipment.
  - b. Remove all lint, etc. and place in wastebasket.
  - c. Clean room and equipment if you spill detergent or softener.
  - d. Take your washing materials with you.
4. The laundry room is for resident use only.
5. May not use laundry facilities for commercial purposes.

### **PROHIBITED (RESTRICTED) BEHAVIOR/ACTIVITIES:**

1. Leaving clothing in washers or dryers beyond the time that the wash/ dry cycle is completed.
2. Attempting to dye clothing in the washers or dryers.
3. Overloading washers or dryers. Use outside commercial load machines instead.

### **PET RULES**

The Board recommends that all pets carry some identification so that strays can be returned to their rightful owners.

1. All pets are to be confined to the resident's unit and patio unless under restraint on a leash not to exceed ten feet in length, or carried.
2. Pet owners are responsible to pick up their pet's defecation immediately anywhere within the complex and the resident will be subject to fines if not in compliance. Pet owners will be assessed for damages caused by their pets. (Long Beach Municipal Code Section 6.16.200)
3. Except when passing through, pets are not permitted in the recreational areas, pool areas, clubhouse, or laundry rooms with the exception of properly documented service animals.
4. All pets are prohibited from urinating or defecating within ten (10) feet of a resident's front door, window, or patio.

NOTE: Pet owners are hereby notified that the association reserves the right to have stray pets trapped and removed from the property by local Animal Control authorities at the owner's expense.

## **CLUBHOUSE RESERVATIONS AND RULES**

The clubhouse may be reserved for private parties upon request to the Board.

1. The fee to rent the Clubhouse is \$100, with the time of rental to not exceed six hours including set up and clean up. The maximum number of guests allowed is 50.
2. A security deposit of \$100 is required against damage or failure to clean the premises by noon of the following day. The deposit is refundable if the room is left in a clean and undamaged condition.
3. On-site parking for clubhouse rentals is limited to 6 spaces. All other guests must park on the street. Safe listing procedures must be followed. However, these safe listed vehicles do not count towards the resident's 30-day limit.
4. There must be a rider (liability) turned in with the rental application.
5. An application from a tenant must be accompanied by written permission from the owner of the unit they are renting.
6. The Clubhouse may not be rented for the use of non-resident owners.
7. Requests for reservations should be made no less than fifteen (15) days in advance and confirmed by the management company representative keeping the Clubhouse calendar.
8. Rental of the Clubhouse does not include use of the recreational facilities such as the exercise room, sauna, billiard room, jacuzzi, or pool. Guests shall stay within the Clubhouse and its decks.
9. The Clubhouse may not be used or rented for commercial or business ventures/purposes. Likewise, events at the Clubhouse may not be "sponsored" by business entities.
10. No advertised events soliciting attendance by non-residents (general public) are permitted at any time.

**NOTE:** The Association provides no security and accepts no responsibility or liability for loss or damage to personal property or personal injury associated with the usage or rental of the Clubhouse. Any damages to property or injury to persons is the liability of the unit owner and/or their insurance carrier.

## **GUEST CONDUCT**

1. Behavior manifesting rough or boisterous conduct, profanity, personal assault, illegal activity, or immoderate use of alcohol is prohibited.
2. All children must be accompanied by a responsible adult.

## **CONTRACTOR RULES**

1. Driveway drains empty into the Lakes and therefore are not to be used for disposal of anything. Chemicals, paints, solvents and wastewater from carpet cleaning is not to be dumped in any driveway drain but must instead be hauled away and disposed of in accordance with laws and regulations governing such disposals.

2. All cleanup of home improvement implements must be done within the owner's unit. Contractors must remove all waste material from the complex.
3. Contractors may only park in a resident's space or in guest parking. They must put a visible sign on the front dash with the unit number they are working on.
4. All plumbers and electricians must be licensed and bonded. The quality of work by a non-licensed or bonded worker will be the responsibility of the owner.

## **ENFORCEMENT AND PENALTIES**

1. The Board of Directors has the authority to enforce the foregoing rules. Violation of rules by any owner, tenant, or guest may result in one or more of the following actions:
  - a. A warning letter may be sent to the unit owner advising of the nature of the violation and requesting that the situation be corrected;
  - b. Vehicles that are parked in unauthorized locations may be towed without warning or issued a notice and fines levied;
  - c. A fine maybe assessed upon the owner of the unit as described below in # 3;
  - d. Membership rights and privileges, (including voting rights) of the unit owner and any tenants may be suspended for up to thirty (30) days.
  - e. In cases of violation of a common area or architectural rules, the Board may have the offending condition corrected and assess the unit owner for all costs incurred.
2. In cases 1-c through 1-e inclusive, the unit owner will receive at least fifteen (15) and not more than thirty (30) days notice of the proposed penalty and the reasons for same. The owner will have an opportunity to be heard either in writing or orally before the Board not less than five (5) days before the proposed effective date of the penalty.
3. **BASIC RULES VIOLATIONS:** Penalties for rules violations shall be as follows:
  - a. FIRST OCCURRENCE = Written Warning
  - b. SECOND OCCURRENCE = \$50.00 fine
  - c. THIRD and any SUBSEQUENT OCCURRENCE(S) =  
between \$100.00 to \$1,000.00 fine (as deemed appropriate by the Board)
4. **DESTRUCTION OF PROPERTY OR PERSONAL ASSAULT:** Fines, when imposed, will be in an amount between \$100.00 to \$1,000.00, plus damages per occurrence.
5. **WILLFUL AND REPETITIVE VIOLATIONS:** The Board of Directors has the authority to assess fines in an amount deemed appropriate for offenses in this category.