

CYPRESS HOME OWNERS ASSOCIATION
VIOLATION AND FINE POLICY
Approved – December 15, 2022

GENERAL RULES AND REGULATIONS Violations of Nos.1 – 20:

1. Violation notice.
2. Hearing before the Board of Directors.
3. \$100.00 fine levied against homeowner.
4. 1st Violation fine \$100.00
5. 2nd Violation fine \$300.00
6. 3rd Violation fine \$500.00
7. 4th Violation fine \$600.00
8. In the event of a continuing violation, an escalating fine in the amounts set forth above shall be imposed each month until the violation is corrected or until the total fines reach \$1,500.
9. If violation is not corrected or if fine levied reaches \$1,500, a lawsuit will be filed against the homeowner.

Violations of No. 21-22:

1. Hearing before the Board of Directors.
2. Homeowner will be assessed the cost of repair or replacement of damaged property.
3. If the homeowner refuses to pay costs, legal action will be taken against the homeowner.

ANIMAL/PET RULES Violations of Nos. 1 – 4:

1. Violation notice.
2. Hearing before the Board of Directors.
3. \$100 fine levied against homeowner.
4. 2nd Violation fine \$300.00
5. 3rd Violation fine \$500.00
6. 4th Violation fine \$600.00
10. In the event of a continuing violation, an escalating fine in the amounts set forth above shall be imposed each month until the violation is corrected or until the total fines reach \$1,500.
7. If violation is not corrected or if fine levied reaches \$1,500, a lawsuit will be filed against the homeowner.

Violations of Nos. 5 -7:

1. Violation notice.
2. Orange County Animal Control Services will be contacted.

ARCHITECTURAL GUIDELINES: Front Doors, Screen/Security Doors, Window Replacement, Patio Covers and Fences Any Violation:

1. Violation notice.
2. Hearing before the Board of Directors.
3. \$100 fine levied against homeowner.
4. 2nd Violation fine \$300.00
5. 3rd Violation fine \$500.00
6. 4th Violation fine \$600.00
7. In the event of a continuing violation, an escalating fine in the amounts set forth above shall be imposed each month until the violation is corrected or until the total fines reach \$1,500.
8. If violation is not corrected or if fine levied reaches \$1,500, a lawsuit will be filed against the homeowner.

SOLAR PANELS and SATELLITE DISH/ANTENNA RULES Violations of Nos. 1-5:

1. Violation notice.
2. Hearing before the Board of Directors.
3. \$100 fine levied against homeowner.
4. 2nd Violation fine \$300.00
5. 3rd Violation fine \$500.00
6. 4th Violation fine \$600.00
7. In the event of a continuing violation, an escalating fine in the amounts set forth above shall be imposed each month until the violation is corrected or until the total fines reach \$1,500.
8. If violation is not corrected or if fine levied reaches \$1,500, a lawsuit will be filed against the homeowner.

CLUBHOUSE RULES Violations of Nos. 1 – 5:

When violations are deemed excessive by the Clubhouse Manager, Property Manager, or a member of the Board of Directors, Cypress Police Department may be called, and/or the party may be halted at time of violation.

Violations of Nos. 1 - 1 2

1. Violation warning.
2. Hearing before Board of Directors. Homeowner/Renter subject to \$100 fine.
3. If a violation is deemed excessive by the Clubhouse Manager, Property Management, or a member of the Board of Directors, the \$100 deposit will not be returned and the right to use the clubhouse will be denied for a period of 6 months.
4. If a fine has been levied and is not paid, the homeowner will be fined an additional \$100 every 30 days that the fine remains unpaid.

LANDSCAPING RULES Violations of Nos. 1 - 6:

1. Violation notice.
2. Hearing before the Board of Directors.
3. \$100 fine levied against homeowner.
4. 2nd Violation fine \$300.00
5. 3rd Violation fine \$500.00
6. 4th Violation fine \$600.00
7. In the event of a continuing violation, an escalating fine in the amounts set forth above shall be imposed each month until the violation is corrected or until the total fines reach \$1,500.
8. If violation is not corrected or if fine levied reaches \$1,500, a lawsuit will be filed against the homeowner.

PARKING RULES Violations of Nos. 1 - 3, 13-14:

The Cypress Police Department will be called to take appropriate action, or the vehicle will be towed at owner's expense.

Violations of Nos. 4-12:

1. Violation notice.
2. Hearing before the Board of Directors.
3. \$100 fine levied against homeowner.
4. 2nd Violation fine \$300.00
5. 3rd Violation fine \$500.00

6. 4th Violation fine \$600.00
7. In the event of a continuing violation, an escalating fine in the amounts set forth above shall be imposed each month until the violation is corrected or until the total fines reach \$1,500.
8. If violation is not corrected or if fine levied reaches \$1,500, a lawsuit will be filed against the homeowner.

POOL RULES Violations of Nos. 1-15:

If violation is deemed excessive by property management or a member of the Board of Directors, the person(s) in violation may be asked to leave the pool area.

1. Violation notice.
2. Hearing before the Board of Directors.
3. \$100 fine levied against homeowner.
4. 2nd Violation fine \$300.00
5. 3rd Violation fine \$500.00
6. 4th Violation fine \$600.00
7. In the event of a continuing violation, an escalating fine in the amounts set forth above shall be imposed each month until the violation is corrected or until the total fines reach \$1,500.
8. If violation is not corrected or if fine levied reaches \$1,500, a lawsuit will be filed against the homeowner.