



# CORONADO SHORES CONDOMINIUM ASSOCIATION NO. 9

## FINE SCHEDULE

Coronado Shores Condominium Association No. 9, (the “Association”) has the right to enforce the Association’s Governing Documents pursuant to the CC&R’s. This right includes requesting the violator to cease the offending action, suspending the violator’s common area privileges, fining the violator, and taking legal action against the violator (CC&Rs, Article X). Once the Board of Directors (the “Board”) is aware of a violation, the Board’s Manager will investigate the allegation and take appropriate steps to notify the owner. The Board is required to enforce its governing documents (CC&Rs, Sec. 10.5) Individual owners also have the right to enforce the governing documents by reporting them to the front desk staff and/or the Association Manager in writing using the complaint template.

### Regular Fine Schedule.

Parking – Failure to keep parking space clean and organized - \$100.00

Bicycles – Keeping bikes in a parking space: \$100.00

Trash – Cleanup of improperly disposed of refuse: \$50/hr. (minimum of 1 hour)

Pets – Common Area cleaning of pet waste: \$200.00

Smoking – Smoking in Common or Exclusive Use Area: \$200

The following fine schedule is intended for offenses not listed under the standing fine schedule above:

1st Violation	\$200
2nd Violation (same offense)	\$400
3rd Violation (same offense)	\$600
Additional Violations (same offense) up to	\$2,000

Hazardous Activities \* \$200 - \$600

(\*including but not limited to failure to remove pet excrement)

Use Restrictions \$200

Vehicle and Parking Restrictions \$200



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Any violation of the Bylaws, CC&Rs, or Rules and Regulations not specifically mentioned	\$200
Unauthorized improvements to property per discretion of Board \$500.00 minimum	\$500-\$2,000
Harassment or disrespectful treatment of the staff or another resident per discretion of Board	\$500 minimum

### Short term rental violation

First Offense	\$3,000
Second Offense	\$6,000
Third Offense or more	\$10,000

### **Remodeling Rules fine schedule:**

Contractors are required to pay \$3,000 deposit prior to starting the work for which an agreement has been created. \$1,000 will be returned at the conclusion of the project, less any fines levied.

Daily fee for storage of remodel materials in common are: \$200.00 a day.

Water Shut-down: \$25.00 per shutdown.

Common Area cleaning: \$50.00 per hour (minimum one hour).

Failure to cover common area hallways or remove covering at end of workweek: \$200.00 plus any related cleaning cost.

Usage of non-contractor(s) Elevator (Elevator #1): \$200.00.

Violation of the rules regarding loading and unloading elevators: \$200.00

Use of grocery or luggage carts for moving construction materials: \$200.00.

Working before or after hours: \$200.00.

Failure to return unit key by 4:30 p.m.: \$50.00

Loss of key: \$200.00 plus all related costs



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Disposal of contractor(s) materials in Association dumpsters: \$500.

Dumping debris in drains or toilets: \$1,000.

Tampering with or failure to protect smoke detectors: \$200.00 plus the cost to replace damaged smoke detectors.

Failure to uncover smoke detector at end of workday: \$50.00

Failure to protect, or disturbing, sprinkler heads: \$500 per head plus all related costs.

Contractors not signing in through Front Desk, disobeying the Front Desk staff instructions, or verbally abusing staff: \$200 per first occurrence with \$200 thereafter.