

FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION
NOTICE OF PROPOSED RULE CHANGE

TO: All Association Members
FROM: The Board of Directors
DATE: November 2, 2021
RE: NOTICE OF PROPOSED RULES ENACTMENT

The purpose of this written notice is to inform you that the Association's Board of Directors is proposing to adopt (1) a rule that requires owners to remove dead or dying trees or vegetation that pose a threat to other property in the development; and (2) a fine policy. This notice is being given to all members in accordance with California Civil Code Section 4360.

1. **Text of the Proposed Rules Enactment:** The Proposed New Rules are set forth on pages 2-3 of this written notice.

2. **Purpose and Effect of the Proposed Rules Enactment:** The purpose and effect of the Proposed New Rules are to establish (1) rules regarding the removal of dead and dying trees and vegetation in the development, and (2) a fine policy for enforcement of the Association's Rules and CC&Rs.

3. **Notice of Meeting of the Board of Directors to Consider Adoption of the Proposed New Rules:** The Board of Directors will hold a meeting to consider adopting the Proposed New Rules as indicated below. The Board of Directors intends to make its decision either at this meeting or its next scheduled meeting following consideration of any comments made by the members.

Date: JANUARY 11, 2022 *

Time: 7:00 p.m. *

Place: TBD

** Date and time subject to change.*

TEXT OF THE PROPOSED NEW RULES

Folsom Lake Estates Homeowners Association Board proposes that the following New Rules become part of the Association's Rules, to read as follows:

Dead Trees and/or Vegetation Rule

In an effort to avoid injury to persons or property and to eliminate combustible trees and vegetation in the development, property owners (Owners) within Folsom Lake Estates are required to remove and promptly dispose of any dead tree or trees, dead tree limbs, and/or dead vegetation on their lots that could potentially combust or fall onto other property within the development, including common areas, public areas, and other owners' parcels.

Violations Defined

Transient Violation

A transient violation is one that is not enduring or permanent, or is one that lasts only briefly.

Continuing Violation

A continuing violation is a single violation that is never cured. Owners who fail to cure a violation within the timeframe set forth in the hearing results notice may be subject to a continuing fine.

Fine Policy for Violation of Folsom Lake Estates Homeowners Association CC&Rs or By-laws

An Owner who is allegedly in violation of any rule or restriction will be called either in writing by certified United States mail or by a means approved by law, to a meeting of the Folsom Lake Estates Homeowners Association (FLEHA) Board of Directors at least ten days prior to such meeting (the "Hearing Notice"). The Hearing Notice shall give the date, time, and location of the hearing (including the log-in information necessary for a virtually-held meeting, where applicable), the nature of a violation, the amount of the potential fine, and state that the Owner is entitled to attend the hearing and address the Board.

The following monetary penalties shall apply where the Board finds, in its sole discretion, that similar violations of the CC&Rs or Association Rules occur.

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|--------------------------|---------------------------------|
| First Offenses: | Up to \$100 |
| Second Offense: | Up to \$250 |
| Third Offense: | Up to \$500 |
| All Subsequent Offenses: | Up to \$500 |
| Continuing Violation: | Up to \$50 per day until cured. |

All fines imposed shall be assessed to the Owner's account and shall be due within 30 days after such fines are assessed. The Association shall file a lien against any account having unpaid fines on December 31 of each year. The Owner shall be responsible for all fees and collection costs associated with filing and removing any lien filed against the Owner's lot.

Owners are responsible for notifying the FLEHA Board that a violation has been corrected by sending an e-mail to info@fleha.org or a letter by certified US mail to Folsom Lake Estates Homeowners Association, PO Box 2041, Granite Bay, CA 95746 and providing evidence sustaining that the violation has been resolved.