

January 14, 2022

NOTICE OF NEW FLEHA RULE AND POLICY

Enacted on January 11, 2022

The FLEHA Board hereby officially notifies FLEHA members that in accordance with California Civil Code Section 4360, the following new policies were announced via newsletter, email, and posting at the park on November 2, 2021. HOA members were invited to provide comments at the January 11, 2022, Board meeting; none were presented. A motion was made to pass the policies as published in the notice to homeowners; it passed 5/0. As such, The FLEHA Board **enacted, on January 11, 2022, the following:**

- **Rule on Dead Trees and/or Vegetation:** Compels a homeowner to address danger to the safety of other homeowners created by threat of a dead tree, tree limb, or dry vegetation on a homeowner's property.
- **Fine Policy for Violations of CC&Rs, Bylaws, or HOA Rules:** Establishes monetary fines for violations of FLEHA's CC&Rs, Bylaws, and HOA rules.

The full text of the new rule and policy, including definitions of violations, 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.

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.