

**WEST SAHARA COMMUNITY ASSOCIATION  
VIOLATION NOTIFICATION AND FINE POLICY**

**WHEREAS**, the West Sahara Community Association, a Common-Interest Community, is a Nevada Corporation duly organized and existing under the laws of the State of Nevada; and

**WHEREAS**, Article IV, Section 1 (b) gives the Board of Directors the authority to manage the affairs of the Association; and

**WHEREAS**, Article IV, Section 1 (b) gives the Board of Directors the authority to enforce the rules and regulations of the Association; and

**WHEREAS**, NRS 116.31031 has been amended by recent legislation changes to state that the following resolution applies to a unit's owner or a tenant or the invitee of a unit's owner or tenant; and

**NOW, THEREFORE IT BE RESOLVED:** the West Sahara Community Association establishes and adopts the following resolution in regards to the violation notification and fine process:

1. Once a violation of the governing documents has been noted, a Courtesy Notice will be sent to the property address and an off-site mailing address if the owner does not live at the property and the Association has been notified (in writing) of the change of address. The owner will be given fourteen days to correct the infraction.
2. If the violation has not been cured within the fourteen day time frame, a Notice of Noncompliance and Hearing will be sent requesting that the owner attend a hearing with the Board of Directors to discuss the alleged violation. The hearing allows the homeowner a reasonable opportunity to contest the violation.
3. After the hearing and during the Executive Session Meeting, the Board of Directors will make a decision as to the amount of the fine that will be assessed, if any. The homeowner will be notified of the results of the hearing by mail.
4. If a fine is assessed after the hearing and the violation is not cured within 14 days, the violation shall be deemed a continuing violation and continuing violation fines will be assessed without additional notice or opportunity to be heard. Continuing fines will be assessed for each 7-day period or portion thereof that the violation is not cured.

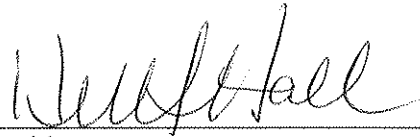
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**FINE SCHEDULE**

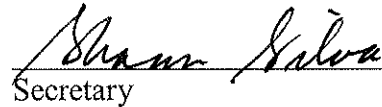
All violations that do not pertain to the health, safety and welfare of the Association will receive an initial fine of \$50.00. If the violation is not cured within fourteen days of the initial fine, the Owner will be assessed a fine of \$50.00 per seven day period that the violation remains uncured.

All violations that do pertain to the health, safety and welfare of the Association will receive an initial fine of \$100.00. If the violation is not cured within fourteen days of the initial fine, the Owner will be assessed a fine of \$100.00 per seven day period that the violation remains uncured.

This Violation Notification and Fine Policy was approved by the Board and was adopted on September 22, 2009 and supersedes any previous Fine Policy.



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President



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Secretary