

EXHIBIT G
CHOA Amended and Consolidated Rules and Regulations
GENERAL SCHEDULE OF FINES AND PENALTIES

If an Owner or their renters, guests or invitees is found to have violated a provision of the Governing Documents, the Board may impose a fine against the Owner and any other responsible party that is bound by the GDs, according to the following schedule or, in its discretion, take other or additional disciplinary action, such as suspension of Membership Rights, including but not limited to access to the Project Common Area and/or use of Common Facilities. In cases where specific fines apply to specific violations in the GDs, such as parking violations, unauthorized buoy use, vegetation cutting or breach of contract related to the Dollar House, the Board may, in its discretion, apply the specific fine that applies to such violation, or impose a fine or other disciplinary action pursuant to this General Schedule of Fines and Penalties. Owners are responsible for the actions of their renters, guests or invitees and as such, the Board may, in its discretion, take disciplinary action against the Owner for such actions including but not limited to requiring the payment of fines by the Owner if its renter, guest or invitee fails to pay any fine within fifteen (15) days of its due date.

Consistent with the Board's policy to obtain voluntary compliance where possible, it will usually seek an informal resolution before instituting formal enforcement proceedings. Except for cases of what the Board believes to be serious, repeated, or intentional violations, the general policy will be to issue a written warning in lieu of noticing a formal hearing which can result in the imposition of a fine or other sanctions pursuant to these Rules.

Any and all costs incurred by the Association in efforts to correct damage inflicted in violation of any provision of the Governing Documents or otherwise bring an Owner, their renters, guests or invitees into compliance with any provision of the GDs, including attorneys or other professional fees or fines or penalties imposed by any governmental entity, may be added to a fine and collected as a cost of enforcement, whether or not the matter proceeds beyond a Board hearing or other decision to impose a fine. Although fines and penalties assessed under the GDs can result in a lien recorded against the Owner's unit, such liens cannot be enforced by the sale of the Owner's separate unit by non-judicial foreclosure.

1. Unauthorized Vegetation Changes in the Common Area

The following fine schedule is based on the TRPA's history of fines levied and/or threatened at Chinquapin and other properties.

- a. Unauthorized removal, cutting or trimming of bushes within ten (10) feet of the high water mark of the lakeshore - \$3,000 per bush.
- b. Unauthorized removal, cutting or trimming of bushes beyond the ten (10) foot perimeter of the high water mark of the lakeshore - \$2,000 per bush.
- c. Unauthorized removal, cutting, topping, trimming or limbing of trees anywhere on the property - \$1,000 per inch of diameter of the tree measured one foot from ground level.

If the Association is fined by the TRPA or any other governing agency in an amount greater than the schedule above, those amounts will be passed through and charged to the offending Owner. Further, in addition to the fine, the Association may recover from the offending Owner the cost of restoring or replacing any vegetation.

2. Unauthorized Vehicular Parking and Speeding

The following warning and fine schedule is based on the priority of the Board on safety and satisfactory utility of the Project Common Areas for the Association's Owners.

- a. Driving over the posted speed limit or any instance of unsafe vehicular activity.
 - i. First Offense – Formal Citation.
 - ii. Second Offense - \$250 fine.
 - iii. Third Offense - \$500 fine.
- b. Unauthorized parking in numbered spaces, designated “no parking” or loading zone areas or parking on the Property without a current parking sticker or guest pass.
 - i. First Offense – formal citation.
 - ii. Second Offense - \$100 fine.
 - iii. Third Offense - \$250 fine.

Fines will be doubled in the event that the unauthorized parking of a vehicle prohibits snow removal equipment from accessing any areas in its typical plow route.

3. Unauthorized Use of Piers and Buoys

The piers and buoys at Chinquapin are for the exclusive use of Owners, their guests and invitees. The fine schedule below is intended to protect the Owners' right to unencumbered use of these Project assets.

- a. Boats left unattended at either pier at any time without prior approval of the CHOA Management Company.
 - i. First offense – formal citation.
 - ii. Second offense - \$100 fine.
 - iii. Third offense - \$250 fine and suspension of pier access privileges for thirty (30) days.
- b. Unauthorized use of a buoy in the Chinquapin buoy field.
 - i. First offense - \$250 fine.
 - ii. Second offense - \$500 fine and suspension of pier access and buoy use privileges for the balance of the then current boating season.
- c. Speeding and unsafe boat operation in pier area and buoy field.
 - i. First offense – formal citation.
 - ii. Second offense - \$250 fine.
 - iii. Third offense - \$500 fine and suspension of pier access and buoy use privileges for the balance of the then current boating season.

4. Pet Violations

Dogs are required to be on leash at all times in those areas of the Common Area in which they are permitted.

- a. Failure to keep a dog(s) on leash.
 - i. First offense – formal citation.
 - ii. Second offense - \$50 fine.
 - iii. Third offense - \$150 fine and one (1) year prohibition from the offending dog(s) access to the Common Area.

5. Dollar House Breach of Contract

The Board may levee fines for breach of contract and/or damage to the Dollar House, patio or pier up to \$5,000 in addition to the actual cost to remediate any damage.

The Board may impose lesser or higher fines, depending upon the facts of each case. For example, the Board may consider whether a violation (as defined at Section 12.06 (d) of the Declaration), appears to be intentional, negligent, or innocent in imposing a higher or lesser fine or taking other enforcement action. For serious, repeated or intentional violations, the Board reserves the right to impose per diem fines, with a specific dollar amount for each day a violation continues until it is cured. The Board also reserves the right to impose alternate or additional disciplinary measures, and to take additional enforcement actions in all cases, consistent with the Governing Documents, and applicable law.