



Pepper Townhomes Association

10769 Woodside Avenue, Suite 210

Santee, Ca 92071

Office: (619) 270-7360 Web: www.360hoa.com



January 27, 2026

IMPORTANT NOTICE

To: Members of the Pepper Townhomes Association

RE: Updated Fine and Enforcement Policy

From: Board of Directors

Dear Members,

Enclosed is the updated Fine and Enforcement Policy that the Board approved at their January 14, 2026 meeting. They intend to formally adopt this Fine and Enforcement Policy at the March 11, 2026 regularly scheduled Board meeting. In compliance with California Civil Code, this notice is being sent to the Membership for a 28-day review and comment period.

The purpose of the updated policy is to comply with AB130 which became effective in June 2025. The effect of the updated policy is that there are now caps on fining for certain violations and clearer definitions of the different types of violations that may result in fines.

Please take the time to review the proposed policy. If you have comments on the proposed policy, please submit those comments to kara@360hoa.com no later than February 27, 2026 by 5 PM so the Board may consider your comments before formally adopting the policy at their March 11, 2026 general session meeting.

Thank you for your time and consideration.

Sincerely,

The Pepper Townhomes Board of Directors

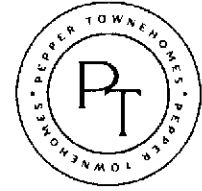


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Enforcement Policy & Fine Schedule

Effective on (date)

In accordance with California law, these rules were adopted by the Board of Directors ("Board") for Pepper Townhomes Association ("Association") at an open session Board meeting on (date)

A. Enforcement Procedure

1. The following procedure will apply to all violations and infractions of the Governing Documents and Rules and Regulations for the Association. Owners may report violations to the Management Company or Board by submitting a **written** notice describing the violations. Verbal reports will not be accepted. The Board, Management Company, or Committee appointed by the Board may also note any violation discovered during a walk-through or by personal knowledge of any of its members or representatives. Nothing herein obligates or requires the Board or authorized Committee to take any action against an individual Owner.

At the time a violation is noted or reported, action may be taken as follows:

- a. **Courtesy Notice.** The Association or its Management Company will send the Owner (even if the violation was caused by the Owner's resident, tenant and/or guest) a courtesy/warning notice ("Courtesy Notice") to correct the violation(s).
 - i. The Courtesy Notice will contain a description of the violation(s), and instructions regarding how to correct the violation(s) to remain in compliance with the Association's Governing Documents.
 - ii. The Association has the discretion to skip the Courtesy Notice if deemed to be in the best interest of the Association and its Members
- b. **Violation Hearing Notice.** The Association or its Management Company will send the Owner (even if the violation was caused by the Owner's resident, tenant and/or guest) a violation hearing notice ("Violation Hearing Notice") if the noncompliance continues, or if the response to the Courtesy Notice is otherwise unsatisfactory.
 - i. The Violation Hearing Notice will contain the date, time, and place of the hearing, the nature of the violation(s) for which the Owner may be disciplined or the nature of the damage to the common area and facilities for which discipline may be imposed, a statement that the Owner has a right to attend and may address the Board at the meeting either by appearing personally or by submitting a written statement to provide the Owner due process as it relates to the violation(s), and a statement that the Owner has an opportunity to cure the violation(s) prior to the hearing to avoid disciplinary action.
 - ii. The Violation Hearing Notice shall be delivered to the Owner by first class or registered mail to the Owner's last known address as reflected in the Association's records a minimum of ten (10) days before the hearing.



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iii. The Association shall give fair consideration to the Owner 's oral or written testimony in determining whether to impose any discipline on the Owner. The Board will not impose any discipline on the Owner under the following circumstances:

- a) The Owner cures the violation(s).
- b) The provides a financial commitment to cure the violation(s) if the time to cure the violation(s) would take longer than the time between the Violation Hearing Notice and the hearing.

To demonstrate that the violation has been cured, the Owner may submit photographs, receipts, contractor statements, written explanations, or other documentation confirming that the violation has been resolved. To demonstrate a financial commitment to cure, the Owner may provide signed contracts, payment receipts, deposit confirmations, or other written evidence showing that steps have been taken to complete the cure. All such materials shall be submitted to the Association in advance of the meeting so that the Board may consider them when determining whether to impose discipline.

- iv. The Owner will be informed of the results of the hearing by first class or registered mail to the Owner's last known address as reflected in the Association's record within fourteen (14) days following the hearing.

B. Enforcement Disciplinary Measures

To promote compliance with the Association's Governing Documents, the Association may employ a range of enforcement measures. The Association reserves the right to initiate any enforcement method at any time.

The Board can impose one or more disciplinary enforcement measures on an Owner for each violation of the governing documents as follows:

1. Monetary Fines

- a. \$100.00 per violation, as follows:
 - i. First Notice of Violation (after any Courtesy Notice, if sent) - \$100.00
- b. Violations resulting in an adverse health or safety impact to the common area or another Owner's property:
 - i. **\$500.00** per violation for nuisance violations. Examples include, but are not limited to, noise, improper waste receptacle use, smoking, improper storage/hoarding, failure to pick up/clean trash and/or pet waste, failure to treat for/allowing pests/rodents to remain, or open flame heating/cooking devices.



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- ii. **\$1,000.00** per violation for unapproved architectural modifications affecting adjacent homes and/or buildings. Examples include structural (collapse issues), electrical (fire safety issues), and/or plumbing/drainage (flood, wastewater, and mold issues) modifications.

2. Enforcement Assessment

The Enforcement Assessment is for reimbursement for fees/costs incurred by the Association for repairing damage to the common area, performing required maintenance on behalf of the Owner, and/or compelling compliance, including without limitation, administrative fees, attorneys' fees, and costs). For all notices past the initial three letters (Courtesy Notice, Violation, Hearing, or any combination/alternate versions of those) to an Owner, a minimum \$25.00 administrative fee per violation will accrue for each additional notice that is sent.

3. Other

Other remedies include Internal Dispute Resolution (IDR), Alternative Dispute Resolution (ADR), initiation of a lawsuit, and/or any other remedy available under the Governing Documents and/or applicable law.

If the violation is cured prior to the hearing, no discipline shall be imposed, but any/all Enforcement Assessment(s) may still apply.

Each individual infraction of the Governing Documents is considered a separate violation. The Association has the right to impose individual fines for separate, identical violations identified in the same hearing notice. For example, if two noise violations are identified in the same hearing notice, the Association has the right to impose two separate fines. In addition, if the same conduct results in a breach of two or more rules, regulations, restrictions or covenants of the Governing Documents, each Governing Document provision breached may be considered a separate violation. The Board has the discretion to determine the time interval after which the continued existence of a violation may be treated as a separate and new violation.