

45 DAY NOTICE: COVENANTS FINE SCHEDULE CHANGES

Changes to the Covenants Fine Schedule will be considered for action by the Tahoe Donner Board of Directors. The board is expected to take action to adopt the proposed fee schedule changes, as they are presented here or with some modification, at its February 2019 meeting, currently scheduled for Saturday, February 23, 2019. The board welcomes any input you may wish to offer regarding this process.

The purpose of the proposed changes to the Covenants Fine Schedule is to improve the deterrence of violations through higher fine amounts, and gain compliance for properties in violation.

The effect of the proposed changes to the fine schedule is to:

- Increase to the Private Property Fine Schedule for 1st, 2nd and 3rd violations
- Separate and increase the Noxious Activity fine by creating a minimum-to-maximum range for the first offense
- Separate and increase the Business Activities fine and create a minimum-to-maximum range for the first offense
- Increase to the Tree and/or Vegetation Removal minimum fine value
- Increase to the General Common Area and Amenity Rule fines
- Increase to the Vegetation Removal minimum fine value
- No change to the Fire Safety violation range

The proposed changes to the Covenants Fine Schedule are as follows:

| PRIVATE PROPERTY RULES FINES | | | |
|--|--|-----------------|---|
| | Current Fines | Proposed Fines | Comments |
| 1st Violation | \$200 | \$400 | Increase of \$200 |
| 2nd Violation | \$400 | \$800 | Increase of \$400 |
| 3rd Violation | \$800 | \$1,600 | Increase of \$800 |
| 2nd Garbage Spill Violation | \$400 | \$800 | Increase of \$400 |
| Tree and/or Vegetation Removal Violation* | \$100-\$5,000 per tree involved plus replacement | \$200-\$5,000 | Increase of \$100 for minimum fine |
| Noxious Activity Violation* | \$200 | \$400-\$1,000 | Increase of \$200 for minimum fine and set for range with maximum |
| Business Activities Violation* | \$200 | \$400-\$2,000 | Increase of \$200 for minimum fine and set for range with maximum |
| Fire Safety Violation | \$1,000-\$5,000 | \$1,000-\$5,000 | No change |

| GENERAL COMMON AREA AND AMENITY RULES FINES* | | | |
|--|--|------------------------|------------------------------------|
| | Current Fine Schedule | Proposed Fine Schedule | Comments |
| Camping on Common Areas | \$100 | \$200 | Increase of \$100 |
| Off-Road Vehicles | \$150 | \$300 | Increase of \$150 |
| After Hours Use | \$100 | \$200 | Increase of \$100 |
| After Hours Parking | \$50 | \$100 | Increase of \$50 |
| Hunting + Trapping | \$150 | \$300 | Increase of \$150 |
| Animal Control | \$100 | \$200 | Increase of \$100 |
| Equestrian Use | \$100 | \$200 | Increase of \$100 |
| Smoking | \$50 | \$100 | Increase of \$50 |
| Tree and/or Vegetation Removal Violation* | \$100-\$5,000 per tree involved plus replacement | \$200-\$5,000 | Increase of \$100 for minimum fine |
| Fire Safety Violation | \$1,000-\$5,000 | \$1,000-\$5,000 | No change |

*Fines double per subsequent violation all occurring within a one-year period from the first hearing.

KEY DATES:

January 1, 2019:

45-Day Member Notification and Comment Period begins

January 26, 2019:

Tahoe Donner Board of Directors meeting; hear additional member comment, discussion item only

February 23, 2019:

Board will consider taking action on proposed changes to the Covenants Fine Schedule with or without some modifications

BACKGROUND

The Covenants Committee has reviewed the Covenants Fine Schedule these last several months as a result of comments by members, committee members and board of directors regarding the need to look at the efficacy of fine values levied on properties found to be in violation of a Covenants Rule. The committee has not made any changes to increase the fine schedule in more than eight years.

The committee discussed and decided that proposing increases to the fine schedule would be more effective for:

- Deterring violations by having more meaningful fine amounts; and
- Gaining compliance for properties in violation, especially when the property becomes a repeat violation.

The committee reviewed their proposed changes and increases to the Covenants Fine Schedule with the board of directors at the December 15, 2018 board meeting and requested the proposed changes and increases to go out for 45-day member notification and comment period, which the board approved.

Your comments are welcome via email: arosenfeld@tahoedonner.com
telephone: (530) 582-9630

US Mail: Tahoe Donner Association
11509 Northwoods Blvd., Truckee, CA 96161

HOW TO MAKE A COVENANTS COMPLAINT

- 1 Call (530) 414-8166 (8AM-5PM and 8-11PM daily)
- 2 Email compliance@tahoedonner.com
- 3 Submit at onestop.tahoedonner.com

WHAT INFORMATION TO PROVIDE

When making a complaint, be prepared to provide:

- Your name, address and email
- Address of property being complained about
- Nature of complaint with times occurring
- Evidence: photos, video, etc.
- How this behavior is affecting you
- What actions have been taken (e.g., called police)

WHAT HAPPENS NEXT

Tahoe Donner staff will make every effort to contact the owner of the property being complained about, share details about the complaint and request voluntary compliance. Staff will:

- Call the primary phone number on file and speak to the owner or leave a message
- If no answer, call additional phone numbers on file to speak with or leave message for owner or designated contact
- Email the owner via any email on file
- Send follow-up email to the complainant confirming attempts to contact owner

COMMON TAHOE DONNER RULES VIOLATIONS



NOISE that is "an unreasonable annoyance or nuisance to neighbor(s)" is prohibited after 10PM.



OUTDOOR LIGHTS OUT after 10PM to enjoy the mountain stars and minimize light pollution.



FIREWORKS AND FIREARMS of any kind are prohibited.



TRASH must be locked up in your bear-proof container, never your neighbors' container or dumped anywhere in Tahoe Donner.



PARKING VEHICLES off-pavement, on other person's property/driveway or on access easements is prohibited.

Note: Town of Truckee winter parking ordinance prohibits overnight parking on streets Nov. 1 to April 30.

This is an abbreviated list of the Covenant Rules. For full list visit tahoedonner.com/covenants