



July 25, 2011

Dear Goldmine Hill Owner:

Following a public comment period and a July 20 adoption by the Board of Directors, enclosed is your newly revised rules and regulations and fees & fines schedule of the Association.

The Board took great care and consideration in revising these governing documents to reflect the realities and special needs of the community and property. We hope that you feel the same.

Please keep the rules and fees & fines schedule together with your important homeowner documents as they will be required when you sell. If you have a tenant or roommate, please provide them with a copy for review.

If you have any questions or concerns about the new rules or the revised fees & fines, please contact me at (415) 401-2055 or at Leppstein@citiscapesf.com. Thank you.

Best regards,

Lori Eppstein
Property Manager

Enclosures: Rules & Regulations 2011
Fees & Fines Schedule

Fees and Fines Schedule

Goldmine Hill Homeowners Association

Approved by the Board of Directors

July 20, 2011

Fees

Extra Building Keys

Extra building keys are \$5.00 per key. They are stamped "Do Not Duplicate" for security reasons.

Move-In and Move-Out Fee

The non-refundable moving charge is \$150.00 for moving in or out, each way. This covers related costs such as new mailbox & doorbell labels, reprogramming front door entry, Association Staff involvement, and offsets the cost of maintenance to floors, doors and walls for the wear and tear of moves over time.

The move fee does not cover actual damages or unscheduled cleaning required. Owners will be additionally assessed for larger repairs or special cleaning due to their (or their tenant's) move.

Club House Room & Equipment Rentals

The clubhouse recreation room (containing the kitchen and bathrooms) may be rented for private use for \$50.00 for the first 4 hours, \$10 for each extra hour, with a security/cleaning deposit of \$250. The library room (containing the game tables) may be rented for private use for \$25 for the first 4 hours, \$5 for each extra hour, with a security/cleaning deposit of \$75. Separate security/cleaning deposit checks must be made for either room, and will be returned if the rooms are left clean and undamaged. Any damages or cleanup costs occurring that exceed the deposit must still be paid. Billiard and table tennis equipment may be checked out for 24 hours from the office to use, but a refundable deposit of \$20 is required. No charge is made for extra days kept due to office holidays or days off.

Parking Spaces

Goldmine Hill has a limited number of parking spaces that may be rented for \$50.00 per month.

Fines for Violations of the Rules and Regulations and CC&Rs

Noise Violations:

First occurrence, a written warning citation will be issued.

Upon a second violation of the same kind, the Owner will be summoned to a disciplinary hearing and the Board may impose a fine of up to **\$100.00**.

Upon a third violation of the same kind following the Board may impose a fine of up to **\$200.00**.

Upon any further violations of the same kind, the Board may impose a fine of up to **\$300.00** each time.

Required Homeowner Insurance:

Failure to maintain adequate homeowner's insurance as described in §40G of the Rules and Regulations is a finable violation of up to \$5,000, which is equivalent to the Association's insurance deductible.

Other Violations of the Rules and Regulations or CC&Rs:

Violations of the Rules and CC&Rs require at least 15 days' notice to the Owner and a disciplinary hearing before the Board prior to levying a fine. The Board may still levy a fine if the Owner fails to appear at the hearing.

Minor infraction: No threat to health or life, minor threats to property, warning citation ignored after 15 days without correction or response.

First occurrence of a minor infraction: Written warning citation, and possibly a hearing summons, will be issued for a first offense. The Board may levy a violation fine up to but not exceeding \$75 for a first occurrence or for a citation ignored over 15 days without correction or response.

Repeat offense of a minor infraction: The Board may levy a violation fine for repeated violations up to but not exceeding **\$150.00** for each additional occurrence.

Serious problems: Obvious threats to health or life, and substantial threats to property warning citation ignored over 15 days without correction or response.

First occurrence of a serious problem: A written warning citation, and possibly a hearing summons is issued for a first offense. A fine up to but not exceeding \$200 may be levied for a first occurrence, or for a warning citation ignored over 15 days without correction or response

Repeat offense of a serious problem: The Board may hold a hearing and levy a violation fine for repeated violations up to but not exceeding \$500 for each additional occurrence or for a situation not corrected 30 days following the first warning citation.

Residents are encouraged to communicate with CitiScape Property Management Group at (415) 401-2000 or the Board of Directors regarding any rule violation disagreement.