

## The Glenshire/Devonshire Residents' Association, Inc.

**TO:** Members of the Association  
**FROM:** Board of Directors  
**RE:** Notice of Proposed Rule Change— Revised Schedule of Fines  
**DATE:** October 3rd, 2025

---

The purpose of this written notice is to inform Owners that the Board of Directors is considering the adoption of rules pursuant to the Association's governing documents, which gives the Board of Directors the ability to adopt rules.

**1. Text of the Proposed Rule:** A copy of the text of the proposed revised Schedule of Fines ("Rules") is attached to this notice.

**2. Purpose and Effect of the Proposed Rule Changes:** The purpose of these Rules is to comply with the requirements established in Civil Code section 5850, which establishes that the Association is authorized to adopt and establish a "schedule of monetary fines" that may be assessed for violations of the Association's Governing Documents. The purpose of these Rules is to help with enforcement of the Association's governing documents, and will replace the existing schedule of fines. Recent changes in California law limit fines to \$100, except for health and safety violations, and this revised schedule of fines complies with those changes and creates a new category of health and safety violations.

The effect of the Rules will be to deter violations and cause Members to correct violations when they do occur. The Rules will also ensure that Members are aware of the Board's ability to impose fines to enforce the provisions of the Association's Governing Documents and will be aware of the Association's disciplinary process if a Member does not comply with the restrictions established in the Governing Documents.

**3. Notice of Meeting of the Board of Directors to Consider Adoption of the Rules:** The Board of Directors will hold a meeting to consider the adoption of the Rules as indicated below. The Board of Directors intends to make its decision at this meeting following consideration of any Member comments.

**Date:** November 5<sup>th</sup>, 2025

**Time:** 5:00 pm

**Place:** 15726 Glenshire Dr., Truckee, CA 96161

or

[meet.google.com/uup-wsk-goh](https://meet.google.com/uup-wsk-goh) OR Phone (US)+1 609-438-1384 PIN: 254 516 657#

THE GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC.  
Government Code §12956.1

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

**Notice.** After January 1, 2022, a Restrictive Covenant Modification form with procedural information for appropriate processing with the Nevada County Clerk- Recorder may be found at the following link:

[https://www.mynevadacounty.com/3438/Restrictive-Covenant-Modification-  
Inform](https://www.mynevadacounty.com/3438/Restrictive-Covenant-Modification-<br/>Inform)

**The Glenshire/Devonshire Residents' Association, Inc.**  
**Schedule of Fines and Enforcement Procedures**

**1. Purpose and Authority.** This Schedule of Fines and Enforcement Procedures ("Rules") is adopted by the Board of Directors pursuant to the Association's governing documents and Civil Code sections 5850 *et seq.* Its purpose is to encourage compliance through fair and consistent enforcement and to establish a lawful process for disciplinary actions.

**2. Notice and Hearing Requirements.** Before any fine or disciplinary action is imposed, the Owner shall be provided notice and an opportunity to be heard by the Board of Directors, consistent with Civil Code section 5855, including:

- (a) Written notice of the alleged violation at least ten (10) days before the hearing.
- (b) A hearing before the Board (or a committee appointed by the Board) in executive session, unless the Owner requests otherwise.
- (c) An opportunity for the Owner to attend and address the Board.
- (d) Written notice of the Board's decision within fourteen (14) days after the hearing.
- (e) A right to request internal dispute resolution if the Owner disagrees with the outcome.

**3. Right to Cure Before Hearing.** The Board shall not impose discipline under either of the following circumstances:

- (a) The Owner cures the violation to the Board's satisfaction before the hearing; or
- (b) The Board may not impose discipline if the violation is not reasonably cured before the hearing and the Owner provides satisfactory written documentation to the Association of a good faith financial commitment to correct the violation within a reasonable time.

*A financial commitment to cure may include, but is not limited to, a signed contract, invoice, deposit receipt, or other written proof that the Owner has retained a qualified service provider to complete the required work.*

**4. Fine Schedule.** Except as provided in Section 5, the maximum fine that may be imposed for any violation is one hundred dollars (\$100) per violation. Fines may only be imposed after notice and hearing, and only for violations that are separate and distinct in nature.

Each fine must be based on a new and separate violation. A single, ongoing condition may not be fined more than once unless a new and distinct act or omission occurs. Repeated violations of the same type on different dates (such as separate noise disturbances or unauthorized parking incidents) may be subject to additional fines, provided that each occurrence constitutes a separate and distinct event.

**5. Health or Safety Violations; Exception to Fine Cap.** In the Board's discretion, a fine up to \$5,000 per violation may be imposed only if both of the following conditions are met:

- (a) The violation may result in an adverse health or safety impact to the common area or another member's property.

**The Glenshire/Devonshire Residents' Association, Inc.**  
**Schedule of Fines and Enforcement Procedures**

(b) The Board makes a written finding specifying the nature of the health or safety impact in a board meeting open to the members.

**6. Reimbursement Assessments.** In addition to disciplinary fines, the Board may impose an Special Individual Assessment to recover actual costs caused by a violation, including but not limited to:

(a) Repair of damage to the common area; or

(b) Administrative or legal expenses incurred to enforce compliance; or

(c) Costs to remedy the violation or bring the property into compliance.

**7. Suspension of Privileges.** Following notice and hearing, the Board may suspend the Owner's right to use common area recreational facilities, as permitted by law and the governing documents.

**8. Non-Exclusive Remedies.** These enforcement measures do not limit the Association's right to pursue other legal or equitable remedies, including internal dispute resolution or injunctive relief.

**9. No Late Fees or Interest for Fines.** Pursuant to Civil Code section 5850(e), the Association shall not charge any late fee, interest, or finance charge on unpaid fines.

**10. Member Access to Fine Schedule.** A copy of the current Schedule of Fines and any applicable supplement shall be included in the annual policy statement and made available to any member upon request.

**CERTIFICATE OF APPROVAL**

The undersigned declares that they are the duly elected Secretary of the Association, and that the foregoing Rules were approved by the required vote of the Directors following member comments at the Board meeting held on \_\_\_\_\_, 2025. The Rules remain in full force and effect.

Dated: \_\_\_\_\_, 2025

By: \_\_\_\_\_  
\_\_\_\_\_, Secretary