Exhibit “A”

FINE POLICY

Tides Driftwood Oasis Homeowners Association

The Rules and Regulations are intended to promote and preserve the enjoyment of Tides Driftwood Oasis HOA. Violations of the posted Rules and Regulations should be reported to the Empress Management.

THE BOARD OF DIRECTORS is authorized to enforce timely assessment payments from Owners, compliance with the Rules and Regulations, and other policies enacted in accordance with the governing documents by: suspending of rights to the amenities, imposing monetary fines against and/or all other remedies available by law for Owners, their guests, invitees and lessees who are in violation.

VIOLATIONS: When a violation is reported, the Owner shall receive written notice from the Management Company in accordance with the Master Deed and Bylaws for Monterey Bay Suites Resort HOA. Owners may be subject to fines starting at $100.00, unless otherwise noted, loss of cable privileges and/or legal action.

The Governing Documents, including the Master Deed, By-Laws and Rules and Regulations are applicable to Owners, guests, invitees, lessees, etc. payment of violations shall be the final responsibility of the Owner.

1. GENERAL VIOLATIONS: Subject to fines, not to exceed $100.00 per day *or* per occurrence (up to the maximum allowed by law).
2. VEHICLE VIOLATIONS:
3. Unregistered, abandoned or inoperable vehicles shall be tagged and towed at the Owner’s expense after seventy-two (72) hours if applicable or may be subject to fines.
4. Vehicle maintenance, except in emergency situations, may result in a $50 fine, per violation.
5. EQUIPMENT VIOLATIONS: (including but not limited to, trailers, campers, boats, mobile homes, and jet skis) may be tagged and towed at the Owner’s expense, if applicable, or may be subject to fines starting at $100.00 for the First Offense, $250.00 for the Second Offense and $500.00 for the Third Offense and thereafter.
6. PET VIOLATIONS: Subject to a $100.00 fine per occurrence. Pets that become a continued nuisance will be subject to removal from the property in accordance with the Master Deed.
7. SMOKING VIOLATIONS: Subject to a $250 fine per occurrence. Smoking on balconies or common areas are strictly enforced.
8. HEALTH AND SAFETY VIOLATIONS: Subject to fines, not to exceed $500.00 per occurrence (including but not limited to shooting fireworks on Association Property; throwing items from balconies; accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties, tampering with smoke detectors, fire doors, fire extinguishers, glass in the pool area etc.)
9. NUSIANCE VIOLATIONS: Subject to $100 per occurrence or per day fines.

**Repeat Violations are subject to acceleration of fines and subsequent legal actions.**