

ARTICLE 10

OBLIGATIONS OF MEMBERS

10.1 Assessments. All Members are obligated to pay, in accordance with the provisions of the Declaration, all Assessments imposed by the Association. All delinquent Assessments shall be enforced, collected or foreclosed in the manner provided in the Declaration.

10.2 Repair and Maintenance. Every Member shall be responsible, at his sole cost and expense, for all maintenance and repair work on his Lot, as required in the Article of the Declaration entitled "Repair and Maintenance."

ARTICLE 11

COMMITTEES

11.1 Appointment of Committees. The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board shall appoint other committees as deemed appropriate in carrying out its purposes.

ARTICLE 12

INSPECTION OF RECORDS

12.1 Availability of Association Documents. In addition to the rights afforded by the Declaration to any holder, insurer or guarantor of a first Mortgage or deed of trust secured by a Lot with regard to inspection of the Association's management documents, the Association shall maintain at its principal office (or at such other place within the Project as the Board may prescribe) the Association Management Documents, the Association's books of account and minutes of meetings of Members, the Board and Board committees, and a membership register (including names, mailing addresses and telephone numbers) (collectively the "Association Documents"), each of which shall be made available for inspection and copying by any Member, or the Member's duly appointed representative, and any holder, insurer or guarantor of a first Mortgage or deed of trust for a purpose reasonably related to such Member's interest as a Member. The minutes, minutes that are proposed for adoption that are marked to indicate draft status, or a summary of the minutes of any meeting of the Board (other than when the Board has adjourned in executive session) shall be available to Members within thirty (30) days of the meeting. The minutes, proposed minutes or summary minutes shall be distributed to any Member upon request and upon reimbursement of the Association's cost in making that distribution.

12.2 Rules Concerning Inspection. The Board shall establish reasonable rules with respect to:

- a. Notice to be given to the custodian of the records by the Member desiring to make the inspection;
- b. Hours and days of the week when such an inspection may be made; and
- c. Payment of the cost of reproducing copies of documents requested by a Member.

12.3 Inspection by Directors. Every Director shall have the absolute right at any reasonable time to inspect all books, records and documents of the Association, and the physical properties owned or controlled by the Association, as provided in the California Corporations Code. The right of inspection by a Director includes the right to make extracts and copies of documents.

ARTICLE 13

NOTICE AND HEARING

13.1 Suspension of Privileges. In the event of an alleged violation of the Declaration, these By-Laws or the Rules and Regulations of the Association, and after written notice of such allegation, as provided below, the Board shall have the right, after conducting a hearing on the matter, as provided below, to discipline any Member by taking any one (1) or more of the following actions: (a) levying a Compliance Assessment as provided in the Declaration; (b) suspending or conditioning the right of said Member to use any Association Property operated by the Association; or (c) suspending said Member's voting privileges. Any such suspension shall be for a period of time not exceeding thirty (30) days for any noncontinuing violation, but in the case of a continuing violation, including, without limitation, the nonpayment of Assessments which have become delinquent, such suspension may be imposed so long as the violation continues.

13.2 Notice to Member. Written notice of the alleged violation shall be delivered personally or mailed to the Member by first class or registered mail, return receipt requested, at least fifteen (15) days before the proposed hearing on said alleged violation. Said notice shall contain: (a) an explanation in clear and concise terms of the nature of the alleged violation; (b) a reference to provisions of the Declaration, the Rules and Regulations or these By-Laws which said Member is alleged to have violated; and (c) the time and place for the hearing.

13.3 Hearing. The hearing shall be conducted by the Board, in executive session, affording the Member a reasonable opportunity to be heard and enabling the Board to evaluate the