

September 11, 2025

File No.: new051023.082

VIA GENERAL DELIVERY

To: Members of Newport Hills Community Association

Re: Notice of Proposed Rule Change – Enforcement Policy and Schedule of Fines

Dear Homeowner:

This office represents Newport Hills Community Association (“Association”). This notice of a proposed rule change is provided on behalf of the Board of Directors (“Board”), as required by California Civil Code Section 4360.

A. Purpose and Effect of Proposed Enforcement Policy and Schedule of Fines

Enclosed please find a copy of the proposed Enforcement Policy and Schedule of Fines which are being considered for adoption. The purpose and effect of the enclosed proposed Enforcement Policy and Schedule of Fines is to encourage member compliance with the governing documents of the Association, including but not limited to the CC&Rs and operating rules, and to ensure that the Association’s enforcement procedures are uniformly applied to all members throughout any disciplinary process. The enclosed proposed Enforcement Policy and Schedule of Fines have been revised to be in compliance with recent changes to California Civil Code Sections 5850 and 5855, which took effect on June 30, 2025. If adopted by the Board, the proposed Enforcement Policy and Schedule of Fines shall immediately take effect and replace all prior rules of the Association governing fines and enforcement.

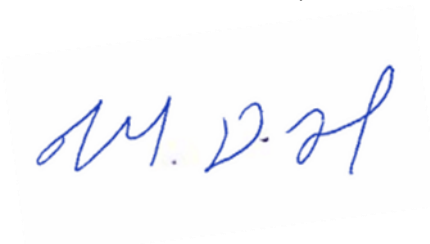
B. Comment Period

Pursuant to California Civil Code Section 4360, the membership is entitled to a twenty-eight (28) day review and comment period. If you wish to comment on the proposed Enforcement Policy and Schedule of Fines, please mail or e-mail your comments to the Board c/o Jill Schwalbe, at either 1900 Port Carlow Place, Newport Beach, California 92660, or jill@newporthills.occoxmail.com, so that they are received twenty-eight (28) days from the date of this notice. You may also provide your comments to the Board at the future Board meeting at which the Board will consider the Members’ comments before voting to adopt or not to adopt the proposed Enforcement Policy and Schedule of Fines.

Thank you for taking the time to review the proposed Enforcement Policy and Schedule of Fines. If you have any questions, please direct them to your community manager at the above-referenced mailing address or via email.

Sincerely,

ROSEMAN LAW, APC



MICHAEL D. POOLE

Enclosure
cc: Client