



December 15, 2010

RE: SHADY CANYON COMMUNITY ASSOCIATION
RULES & REGULATIONS – TRAFFIC ENFORCEMENT

Dear Shady Canyon Community Association Homeowner:

Several months ago, the Shady Canyon Board of Directors elected to adopt the following additions to the Rules & Regulations as noted below. Since that time the Association has worked with the Association's contracted gate access company to install and test the speed radar and video equipment needed to implement enforcement of the traffic enforcement policy. The intent of the policy and its enforcement is to create a safer community for residents, guests, golf club members and vendors who drive throughout the community.

The Association will be issuing warning letters to offenders through January 15, 2011 after which offenders will be subject to the policy as outlined below.

Traffic Enforcement Policy: Below, please find the traffic enforcement policy. Please note that traffic violations committed by non-residents will be the responsibility of the homeowner that the vehicle is registered to.

Stop Sign Violations:

Rolling Stops: The first three (3) offenses will be considered a warning and letters advising of as such will be sent to the owner of the home to which the vehicle is registered. Each offense thereafter will be accompanied by a fine of \$25.00 for the fourth violation, \$50.00 for the fifth violation and \$100.00 for each subsequent violation.

Running Stop Signs: (15 mph +) No warning, the first offense will be accompanied by a \$50.00 fine, then \$100.00 fine for each violation thereafter. Transponders will be turned off in accordance with policy as for Speeding (below).

Speeding Violations:

Up to 14 MPH+ Above the Posted Speed Limit: The first offense will be considered a warning and letters advising of such will be sent to the owner of the home to which the vehicle is registered. Each offense thereafter will be accompanied by a \$50.00 fine.

15 MPH + to 25 MPH + Above the Posted Speed Limit: No warning. The first offense will be accompanied by a \$50.00 fine, then a \$100.00 fine for each violation thereafter.

Professionally Managed by:
Keystone Pacific Property Management, Inc.
16845 Von Karman Avenue, Suite 200 · Irvine, CA 92606-4960 · Tel (949) 833-2600 · Fax (949) 833-0919
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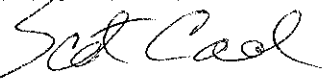
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Shady Canyon Community Association
Traffic Enforcement Notice 12/15/10

In Excess of 25 MPH Above the Posted Speed Limit: The first offense will be accompanied by a \$100.00 fine and all transponders registered to the household will be de-activated for one week. Each subsequent offense will be accompanied by a \$100.00 fine and all transponders registered to the household will be de-activated for thirty (30) days. For each offense thereafter, the transponder deactivation period will increase by thirty (30) days.

Should you have any questions, please contact the Management at (949) 679-5660 or by email at scool@keystonepacific.com.

Sincerely,
On behalf of the Board of Directors,
SHADY CANYON COMMUNITY ASSOCIATION


Scot Cool, CCAM
Community Association Manager

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