



Ladera Ranch Maintenance Corporation

FEE AND FINE SCHEDULE

Fee and Fine Schedule

Reservations Fees and Deposits

Clubhouse Facility	Weekday Rate: Monday-Thursday & Friday before 5:00 p.m.	Weekend Rate: Friday after 5:00 p.m. & Saturday-Sunday	Deposit****
Avendale Village Clubhouse	\$65.00 – 3 hours	\$175.00 – 6 hours	\$300.00
Flintridge Village Clubhouse	\$65.00 – 3 hours	\$175.00 – 6 hours	\$300.00
Additional Time	\$30.00 per hour	\$60.00 per hour	N/A

Clubhouse Facility	Weekday Rate: Monday-Thursday & Friday before 5:00 p.m.	Weekend Rate: Friday after 5:00 p.m. & Saturday-Sunday	Deposit
Oak Knoll Village Clubhouse Only	\$85.00 – 3 hours	\$210.00 – 6 hours	\$300.00
Additional Time – Clubhouse only	\$40.00 per hour	\$80.00 per hour	N/A
Oak Knoll Village Clubhouse - Magnolia Lawn Only	\$78.00 – 3 hours \$156.00 – 6 hours	\$180.00 – 6 hours \$360.00 – 12 hours	\$250.00 w/o vendor; \$500.00 w/ vendor

Clubhouse Facility & Lawn	Weekday Rate: Monday-Thursday Full Day: 8:00 a.m.-11:00 p.m.	Weekend Rate: Friday-Sunday Full Day: 8:00 a.m.-11:00 p.m.	Deposit
Oak Knoll Village Clubhouse & Magnolia Lawn – Full Venue	\$680.00	\$800.00	\$750.00

Clubhouse Facility	Weekday Rate: Monday-Thursday Full Day: 8:00 a.m.-11:00 p.m.	Weekend Rate: Friday-Sunday Full Day: 8:00 a.m.-11:00 p.m.	Deposit
Covenant Hills Village Clubhouse	Option 1: Great Room & Patio \$400.00 Option 2: Full Venue \$1,919.00***	Option 1: Great Room & Patio \$1,000.00 Option 2: Full Venue \$2,369.00***	Option 1: \$750.00 Option 2: \$1,000.00
Additional Time**	\$110.00 per hour	\$160.00 per hour	N/A

*Please note the terms of the rental agreements are strictly enforced. Any penalty or fine associated therewith are not appealable to the Board of Directors.

The additional time is for the day **before or **after** the clubhouse reservation only and is intended to accommodate pickup and delivery service. Additional time is based on availability and can be reserved no sooner than seven (7) prior to the clubhouse reservation.

***Option 2 includes day-of facility and event coordination services by Splendid Events. Please refer to LaderaLife.com for details.

**** LARMAC may withhold deposits until after a hearing to address any fine assessed or damage to Common Area, as described below.

Picnic Areas at Parks	Weekday Rate	Weekend Rate	Deposit
Celestial, Chaparral, Founders, Oso Grande, and Cox Sports Park (Resident) *	\$50.00	\$50.00	\$100.00
Cox Sports Park (Non-Resident)	\$100.00	\$100.00	\$100.00
Terramor Aquatic Park Picnic Shelters **	\$40.00	\$70.00	\$100.00
Terramor Aquatic Park Cabanas**	\$70.00	\$100.00	\$100.00
Vendor (Any Park)	N/A	N/A	\$300.00

*Park reservations are in four (4) hour blocks: 9:00 a.m. -1:00 p.m. and 2:00 p.m. – 6:00 p.m.

**Terramor Water Park reservations are in four (4) hour blocks: 10:00 a.m. - 2:00 p.m. and 3:00 p.m. – 7:00 p.m.

LARMAC Facility Cleaning, Damage and Other Fees

We ask that residents return the clubhouse and/or facilities to the condition it was in before the reservation. The facility should be left clean, free of damage, and all furniture returned to its original position or storage location. If any of the following items must be addressed by LARMAC following a reservation, the responsible party may incur the fees listed below, which will be deducted from the reservation deposit:

Level I Violations (Incidentals)	Including, but not limited to: open flames, early arrival/late departure, etc. The deduction amount will vary between \$50 - \$150 per occurrence.	This level addresses violations of the rental agreement and Community Guidelines that have no direct impact to LARMAC operations.
Level 2 Violations (Moderate/LARMAC Addressed)	Including, but not limited to: trash left behind, chairs and tables not returned to the storage closets, damage to paint/walls from décor. The deduction amount will vary between \$100 - \$250 per hour.	This level addresses violations of the rental agreement and Community Guidelines that directly impact LARMAC operations.
Level 3 Violations (Extreme/Excessive)	Including, but not limited to: use of outdoor speakers and/or music, failure to provide vendor or alcohol insurance, resident and/or guest(s) conduct. The deduction amount will be a full deposit forfeiture.	This level addresses extreme code of conduct violations as well as violations of the rental agreement and Community Guidelines that directly impact other Ladera Ranch residents and/or are deemed a liability to LARMAC.
Other Fees	Use of additional LARMAC property not included in the original rental agreement will result in the actual fee/cost to use such area	

Facility Access Cards

	<u>Cost</u>	<u>Additional</u>	<u>Replacement</u>
Access Cards	1st two per residence no charge	\$25.00	\$25.00
Swim Team Cards	\$10.00	N/A	\$16.00
Skate Park Cards	\$16.00	N/A	\$16.00
Transponders	1st two per residence no charge	\$25.00	\$25.00

Enforcement Fines/Compliance Assessments

A monetary fine in the amount of \$100 shall be assessed per violation, unless the violation involves a health or safety issue as identified in Exhibit "R." In cases involving health and safety issues, fines shall be assessed in accordance with the following fine schedule:

<u>First Fine</u>	<u>\$100</u>
<u>Second Fine</u>	<u>\$250</u>
<u>Third Fine</u>	<u>\$500</u>
<u>Fourth Fine</u>	<u>\$750</u>
<u>Fifth Fine</u>	<u>\$900</u>
<u>Sixth Fine</u>	<u>\$1050</u>

<i>First Fine:</i>	<i>\$100.00</i>	
<i>Second Fine:</i>	<i>\$250.00</i>	
<i>Third Fine:</i>	<i>\$500.00</i>	
<i>Fourth Fine:</i>	<i>\$750.00</i>	
<i>Fifth Fine:</i>	<i>\$900.00</i>	
<i>Sixth Fine:</i>	<i>\$1,050.00</i>	
<i>Any e-bike violation:</i>	<i>\$1,500.00 per occurrence</i>	
<i>Any Code of Conduct violation:</i>	<i>\$500.00 per occurrence</i>	
<i>Failure to Obtain Aesthetic Review Committee Approval Prior to Work</i>	<i>\$1,500.00</i>	
<i>Damage to LARMAC Property</i>	<i>\$200.00</i>	<i>In addition to the cost to repair/replace the damaged property if the replacement cost is less than \$500.</i>
<i>Damage to LARMAC Property</i>	<i>\$400.00</i>	<i>In addition to the cost to repair/replace the damaged property if the replacement cost is between \$500 and \$1,000.</i>
<i>Damage to LARMAC Property</i>	<i>\$600.00</i>	<i>In addition to the cost to repair/replace if the replacement cost is more than \$1,000.</i>
<i>Damage to LARMAC Property</i>	<i>\$1,000.00 per tree removed/trimmed</i>	<i>For unauthorized removal and/or trimming of LARMAC trees removed/trimmed in addition to the actual cost incurred by LARMAC to restore the area impacted by the unauthorized removal and/or trimming.</i>
<i><u>Damage to LARMAC Property</u></i>	<i>\$1,500.00</i>	<i>For more egregious conduct (e.g. vandalism, tampering with AED units, theft, trespass, and/or use of motorized vehicles) causing damage to LARMAC Property in addition to the actual cost of repair/replacement.</i>

Any violation resulting in damage to LARMAC property may result in fines as well as the cost of repair/replacement of the damaged property being assessed to the homeowner account. The Covenant Committee shall have discretion to modify the imposition of compliance assessments relative to the health and safety violations and/or violations involving damage to LARMAC property based on the history of the violation, cooperation by the homeowner, severity of the violation, and impact of the violation to the community.

Classification of Improvements & Aesthetic Review Fees Outside of Covenant Hills

- **Level 1:** \$125.00
- **Level 2:** \$200.00
- **Level 3:** \$330.00
- **Level 4:** \$400.00

Optional Aesthetic Review Workshop with LARMAC's Architectural consultant for Levels 2, 3, and 4 are available at the rate of \$150.00/hour.

Level 1 includes the following:

- Entry door/secondary door modifications
- Lamp posts
- Exterior lighting
- Screen doors
- Flag poles
- Shed visible above the fence line
- Garage doors, if altered from the original design
- Shutters, if altered from the original design
- Solar energy system if criteria are not met

Level 2 includes the following:

- Any hardscape modifications
- Diverters/gutters/downspouts other than pre-approved
- Original landscape modifications
- Original fence/wall modifications
- Fountains, water elements, pumps, motors, any noise-producing improvements, pet enclosures
- Window(s)/window awning(s)
- Any exterior color modification from LARMAC's pre-assembled Master Color Palette intended to be compatible with the home style.
- Fencing

Level 3 includes the following:

- Any exterior color modification that deviates from LARMAC's pre-assembled Master Color Palette (i.e. custom color combination)
- Free-standing structures (i.e. gazebo, pergolas, , custom play structure, etc.)
- Patio covers
- Pools/spas

Level 4 includes the following:

- Room additions
- Enclosed patios
- Exterior stairs
- Second-floor decks
- Detached or attached living areas (i.e. outdoor kitchens, bathrooms, loggias)
- Major architectural additions or changes to the home or home's building mass

Resubmittals

Plans requiring a third (3rd) submittal for review are subject to a re-submittal fee:

- Level 1: \$75.00
- Level 2: \$100.00
- Level 3: \$165.00
- Level 4: \$200.00

Appeals: \$100.00 per application

Classification of Improvements & Aesthetic Review Fees (Non- Custom Homes in Covenant Hills)

- **Level 1:** \$125.00
- **Level 2:** \$250.00 (includes \$50 road impact fee)
- **Level 3:** \$430.00 (includes \$100 road impact fee)
- **Level 4:** \$550.00 (includes \$150 road impact fee)

Level 1 includes the following:

- Entry door/secondary door modifications
- Lamp posts
- Exterior lighting
- Screen doors
- Flag poles
- Shed visible above the fence line
- Garage doors, if altered from the original design
- Shutters, if altered from the original design
- Solar energy system if criteria are not met

Level 2 includes the following:

- Diverters/gutters/downspouts other than pre-approved
- Landscape modifications limited to softscape, conversion of natural turf to plants, tree removal/replacement, no changes to landscape footprint, etc.
- Fountains, water elements, pumps, motors, any noise-producing improvements, pet enclosures
- Window(s)/window awning(s)
- Any exterior color modification from LARMAC's pre-assembled Master Color Palette intended to be compatible with the home style.
- Fencing color modifications

Level 3 includes the following:

- Any hardscape modifications
- Landscape modifications, including but not limited to, changes to the footprint, conversion of natural turf to artificial turf, etc.
- Any exterior color modification that deviates from LARMAC's pre-assembled Master Color Palette (i.e. custom color combination)
- Free-standing structures (i.e. gazebo, pergolas, , custom play structures, etc.)
- Patio covers

Level 4 includes the following:

- Room additions
- Enclosed patios
- Exterior stairs
- Second-floor decks
- Detached or attached living areas (i.e. outdoor kitchens, bathrooms, loggias)
- Major architectural additions or changes to the home or home's building mass
- Pools/spas

Resubmittals

Plans requiring a third (3rd) submittal for review are subject to a re-submittal fee:

- Level 1: \$75.00
- Level 2: \$100.00
- Level 3: \$165.00
- Level 4: \$200.00

Appeals: \$100.00 per application

Classification of Improvements & Aesthetic Review Fees (Custom Homes in Covenant Hills)

Level 1	\$200.00
Level 2	\$500.00 (includes \$100 road impact fee)
Level 3	\$850.00 (includes \$200 road impact fee)
Level 4	\$7,900.00 (includes \$400 road impact fee and one Design Workshop)
Optional Workshop	\$150.00/hour
Appeals	\$100.00

Level 1 includes the following: Minor exterior modifications that do not involve moving exterior wall planes or roof planes, paint color and stains/coatings on the exterior surfaces, and lighting.

Level 2 includes the following: Modifications to the existing residence that increases existing building area, replacement of windows, doors, garage doors, exterior material changes such as siding and stucco, and modifications to existing landscape (softscape only-trees, shrubs, natural turf)

Level 3 includes the following: Modifications that include enclosures, cabanas, buildings, outbuildings, pools/spas, fences/walls, hardscaping, and landscaping that includes hardscaping changes.

Level 4 includes the following: Major modifications to the existing building area that involve modifications to exterior structure with room additions or roof alterations, major landscape and hardscape modifications, and/or the services of a general contractor and multiple subcontractors.

Resubmittals:

Plans requiring a third (3rd) submittal for review are subject to a re-submittal fee.

Level 1	\$125.00
Level 2	\$250.00
Level 3	\$300.00
Level 4	\$500.00

Community Garden Fees

- Standard plot: \$100.00 annually
- Raised bed: \$40.00 annually
- Refundable deposit required for all apartment residents: \$200.00

Exhibit “R”

Schedule of Health and Safety Violations per *Civil Code* Section 5850(d)

Adopted by LARMAC Board resolution on September 10, 2025

Pursuant to LARMAC’s Enforcement Policy, and *Civil Code* Section 5850(d), the following violations may result in an adverse health or safety impact on the common area or another owner’s property, and therefore subject to enhanced monetary penalties as outlined in the LARMAC Fee and Fine Schedule:

Property Maintenance & Hazards

- Accumulation of trash, debris, or rotting materials that attract pests or create a biohazard.
- Mold or mildew visibly growing on exterior walls or roofs that could impact neighboring units.
- Hoarding conditions visible from common areas that pose fire or health risks.
- Standing water or unmaintained pools that pose mosquito breeding risks.

Fire Hazards

- Storage of flammable or combustible materials (e.g., propane tanks, gas cans) on balconies, patios, or in common areas.
- Blocking fire lanes with vehicles or personal items.
- Disabling or tampering with fire alarms, extinguishers, or sprinklers in shared buildings.

Structural or Unsafe Modifications

- Unapproved construction or modifications that create unstable structures (e.g., makeshift balconies, collapsing fences).
- Exposed wiring or electrical work not done to code.
- Removal of safety railings or barriers from decks, stairs, or walkways.

Animal-Related Issues

- Animals not under control or otherwise posing a danger to other residents or pets.
- Failure to clean up pet waste on the separate interest or in common areas, creating sanitation risks.
- Harboring prohibited animals (e.g., livestock) within the separate interest.

Common Area Obstructions

- Placing personal items (furniture, bikes, grills) within the common area, including, walkways, sidewalks, trails, or emergency exit paths.
- Children’s toys or sports equipment left in driveways or roads creating trip hazards or traffic issues.

- Tree limbs or overgrown landscaping obstructing sidewalks, roadways, or security visibility.

Environmental Exposure

- Smoking in non-smoking zones (including patios or balconies) where secondhand smoke affects others.
- Use of fireworks or open flames in prohibited areas.
- Illegal discharge of chemicals or hazardous waste (e.g., in storm drains or onto common grounds).

Damage to LARMAC Property

- Cutting down, removing, or modifying trees or vegetation located within the LARMAC common area.
- Riding bicycles, e-bikes, or other related motorized vehicles within the common area of LARMAC as restricted by the governing documents.
- Dumping or otherwise discharging water or other fluids onto LARMAC common area.