



Fine Policy and Schedule

*Passed by the Board of Directors on **__07/02/13__***

effective **__08/01/12__**

For any violation of the Governing Documents (Declarations “CC&Rs”, Bylaws or Rules) where a fine is not specifically stated, the following fines may be imposed by the Board of Directors:

The first violation of the Governing Documents will receive a Written Warning Letter. The Board may determine, in its sole discretion, that a first violation is of a nature or severity that no warning will be issued and the first violation will be subject to immediate notice and opportunity for hearing to impose a fine of \$100. Fines for continuing or repeated violations may be increased in \$100 increments at the discretion of the Board. In the discretion of the Board, fines for continuing violations may be imposed on a daily basis until the violation is corrected. For the purposes of this Fine Schedule, a “continuing or repeated violation” shall be one which is assessed to a single unit within a twelve-month period. However, should a twelve month period pass without any violations, a first notice to correct the violation must be sent by the Association prior to imposing fines. Four or more violations assessed to a single unit in any six month period may result in an additional fine of up to \$300 at the discretion of the Board.

Owners are responsible for the actions of their Guests, their non-Owner Residents and the Guests of their Residents.

Nothing in this policy shall prevent the Association from pursuing other remedies or from seeking immediate relief in Court if the Board determines that such action is warranted. Costs of correction (including legal fees), repair costs, vehicle towing or any costs incurred by the Association as a result of violations by an Owner or an Owner’s Guests and/or Residents shall be in addition to the above fines even at the first offense. In addition to fines, the Association may suspend voting rights and/or suspend privileges (such as using the pool, spa and/or Community Room).

An Owner will be afforded a Hearing before the Board of Directors before any fine is imposed. This hearing will be held in Executive Session. The Association uses the “Small Claims Court model” for Hearings and as such, attorneys are not permitted. Owners may present oral or written evidence. The Board will deliberate and vote in Closed Session and the Board’s written decision will be sent to the Owners within fifteen (15) days.

