

Violations of Rules.

All violations of the covenants or rules and regulations shall be subject to the following:

a). An owner/member who is deemed to be in violation of the covenants or rules and regulations shall be notified of the alleged violation by e-mail and/or U.S.Mail to the owner/member's or occupant's contact e-mail as provided to the Association or by posting of the notice on the exterior door of the owner/member's unit. The notice shall identify the violation alleged and provide that the owner/member or occupant shall cease or desist from continuing the violation and that if such violation is not abated or resolved by the owner/member or occupant within ten days that a failure to resolve or abate will result in possible assessment of fine or other action.

b). If the owner/member or occupant fails to take such action as is necessary to resolve or abate the violation within ten day the owner/member or occupant may be assessed a fine as set forth in the schedule of fines below and/or other costs of any action as deemed necessary to resolve or abate the violation. Upon assessment of a fine or if other Board corrective action is to be taken and cost assessed to owner/member the owner/member or occupant shall be provided notice of the right to appeal to the Board the assessment of the fine or assessment of the costs of corrective action by the Board. Appeals must be made in writing within 10 days of the notice of Fine or Notice of Corrective Action by the Board. The Appeal will be heard by the Board at its next scheduled meeting and notice of date, time and location of the meeting will be provided to the Appellant.

The following fines will be assessed for unresolved or repeat violations:

Violation of Rules

Resolution to Avoid Penalty

Pets (waste collection, leash, noise):

Immediately comply on notice

Parking (continued use of guest:
parking, parking in whole or in part in
non-assigned parking space)

Immediately comply on notice
(after 3rd notification, vehicles will
be towed at owner's expense)

Other Violations of Rules:

Immediately comply on notice
(if no compliance Board may
undertake corrective action at
unit owner's expense)

Fines:

Resolution or Fine

First Violation:

Notice to Comply

Second Violation:
(or non-compliance with First Violation)

\$ 50.00

Third Violation:
(or non-compliance with Second Violation or
subsequent violation)

\$ 100.00

A Second, Third or subsequent violation is one which occurs as a result of a failure to comply or is a violation occurring within 12 months of the First Violation.

All fines or expenses related to towing or other corrective action by the Board shall be assessed and added to the owner/member's dues account and shall exist as a lien against the owner/member's unit until paid in full.