

Charter Town Homes Condo Association

Schedule of Fining/Monetary Penalties

One of the important issues facing our association is the rules and regulations policy and enforcement. The Charter Town Homes Association offers unit owners a unique and desirable community in which to live. By the very nature of association living, unit owners must abide by and rely upon the association's rules and regulations to ensure these benefits continue in their community.

Effective enforcement of the association's rules and regulations is therefore necessary to preserve the community for the benefit of all unit owners.

The rules or regulations outlined in the association must have reasonable methods of enforcement so that the obligation of the unit owner is clear, as is the consequence of non-compliance. The Board will make every effort to resolve violations with initial request to comply with the association rules.

However, continued non-compliance of these rules and regulation will result in a fine of:

- a. \$25.00 – First Offense
- b. \$50.00 – Second Offense
- c. \$100.00 – Third Offense

NOTE: Subsequent amounts will be at the discretion of the Board.

The Board will document its response to rules and regulations violations by providing written notice of the violation to the unit owner. The notice will provide an explanation of the alleged violation and should provide the homeowner with notice of an opportunity to be heard before the association imposes additional fines.

Consistent unpaid fines will result in the Association placing a lien on the unit owner's property.

The Board considers fining and penalties only as an alternative to be exercised after reasonable efforts to work with the homeowners to encourage them to voluntarily cure violations that have failed.

DISTRIBUTION OF THIS POLICY

The Board will be distributing this policy at a minimum of a one-time-basis. It will then remain into effect until modified by the Board. At any time in the future when the policy is modified, it will be redistribution to the owners. It will also be provided to new residents and buyers to the extent they can be identified by the Association.

NOTICE AND HEARINGS

The Unit Owner shall be given at least 10 days prior notice of the meeting at which discipline will be considered and the nature and extent of any violation believed to be occurring. At the time stated, unit owner may appear orally or in writing and shall be entitled to present information on his or her own behalf. The Board shall provide the Owner with written notice of any disciplinary action discussed and approved within 15 days of the date the decision is reached.

FINE OR PENALTY

If the decision of the Board is that a violation has in fact occurred (and/or is continuing to occur), the Board decision might include the levying of a fine for each offense, occurrence, or a continuing offense. Fines may be imposed on a per day, per week or per month basis for continuing violations. Fines may be imposed concurrently with other actions by the Board to address a violation if it is necessary.