

# Fine Policy

## The Pines Condominiums

**Violation:** Should any Owner, or any person who occupies the unit, violate any provision of the Master Deed or the Bylaws or the Rules and Regulations for the Association they shall be assessed a monetary fine by the Association's Board of Directors ("Board"). A continuing violation shall be a violation that occurs each successive day the Owner continues to create or cause a violation. "Owner" shall have the meaning as set forth in the Master Deed and Bylaws of the Association. If there are more than one owners of the unit, then all owners of the unit shall be jointly liable for any fine assessed. The Owner shall be responsible for the occupants of the unit and if the fine is for a violation by the person or persons occupying the unit, the Owner shall be responsible for any fine levied. Before any fine may be levied for any violation, the following procedures shall be followed.

**Notice of Violation:** A notice of violation shall either be hand delivered to the Owner or mailed via USPS to the address that the Association has on file for the Owner giving the Owner an opportunity to be heard by the board before any fine is levied. This notice shall describe the nature of violation, the amount of the fine that could be levied, and the date and time the Board will consider to levy a fine. The Owner may appear at the meeting to oppose the levy of a fine. Such hearing date shall not be less than 10 days and not more than 45 days from the date of the notice.

**Hearing:** Upon appearance by the Owner before the Board and presentation of evidence in defense by the Owner or after the Owner having an opportunity to be heard and not appearing to be heard the Board may decide whether a violation has occurred and what fine will be levied by a majority vote of the Board. The Board's decision shall be final.

**Fine Schedule:**

1. The fine for the first violation shall be \$50.
2. The fine for a second violation shall be \$100.
3. The fine for a third violation and any of the same violations thereafter shall be \$200.
4. The fine for a continuous violation after an initial fine shall be \$50 for each day thereafter the violation continues.

**Remedies:** The Association shall have all the rights and remedies to enforce and collect any fine or fines levied under the terms of the Association's Master Deed, Bylaws and under applicable law. Any fine levied herein shall constitute a lien on the applicable unit and the Association may record a notice of such lien in the appropriate office.