

The Pines Condominiums Fines Schedule

Violations:

Should any owner, or any person who occupies the unit, violate any provision of the Master Deed, the Bylaws, or the Rules and Regulations for The Pines HOA, they shall be assessed a monetary fine by the Association's Board of Directors ("Board"). A continuing violation is defined as a violation that occurs each successive day the owner continues to create or cause the violation. "Owner" shall have the meaning as set forth in the Master Deed and Bylaws of the Association. If there is more than one owner of the unit, then all owners of the unit shall be jointly liable 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 will be mailed via USPS to the address that the Association has on file for the owner, giving the Owner an opportunity to respond to the Board before any fine is levied. The 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 levying 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 at meeting, the Board then decides whether a violation has occurred and what fine will be levied by a majority vote of the Board. The Board's decision is final.

Fines Schedule:

- The fine for the first violation is \$50
- The fine for a second violation is \$100
- The fine for a third violation, and any of the same violation thereafter, is \$200
- The fine for a continuous violation after third violation is \$50 for each day thereafter that 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 any applicable laws. 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.

Updated August 2021