



Violation Schedule

Violations of our governing documents and or rules and regulations will carry the following penalties and opportunities to be cured:

First Notice of Violation – On the first notice of violation no fine will be issued, just a warning. The letter will clearly define how the documents have been violated, and what action needs to be taken to cure the violation. That warning will give a specified time period to cure the violation. Failure to cure the violation within the allotted timeframe will lead to your second notice of violation.

Second Notice of Violation - On the second notice of violation a \$50 fine will be assessed. You will again receive a letter clearly stating how the documents have been violated, and what action needs to be taken to cure the violation. That violation will give a specified time period to cure the violation. Failure to cure the violation within the allotted timeframe will lead to your subsequent notice of violation.

Subsequent Notice of Violation - On the third or subsequent notice of violation a \$50 fine will be assessed. You will again receive a letter clearly stating how the documents have been violated, and what action needs to be taken to cure the violation. That violation will give a specified time period to cure the violation. Failure to cure the violation within the allotted timeframe will lead to another subsequent notice of violation, or further action by the Association

Automatic Fines & Admin/Inspection Fees

Garbage Area Misuse – Any resident, guest, or owner caught misusing the garbage receptacles by leaving garbage outside of the containers on the property will be charged an automatic \$150 Fine per occurrence. No advance warning or notice will be given. It is important that all residents, guests, and owners properly place all garbage into the containers, and that large items that do not fit are hauled off the property at the residents' expense.

Harassing Communication – Any resident, guest, or owner who engages in harassing, threatening, lewd, or otherwise inappropriate communication with a representative or vendor of the Association will receive a \$250 fine per occurrence. No advance warning or notice will be given.

Admin & Inspection Fees – Any additional admin or inspection fees charged by the management company to the Association for compliance enforcement will be the responsibility of the unit in violation to pay. Such fees will be assessed to their account.

Appeal Process

As always you have the right to an opportunity to be heard and to appeal any notice of violation. You may do so within 10 days of the date of this notice by submitting your request in writing to the Board of Directors via their manager. The Board will either hold a hearing (in-person or electronically) or will allow you to submit your appeal via email for review by all Board Members. The Board will then make a final decision on your case after reviewing your appeal. Should you wish to not appeal, or fail to do so within 10 days, any fine issued will become due immediately.