

Fine Policy – Enforcement

Complaints and notices of violations must be reported in writing to the Board of Directors. The complainant must be prepared (and may be required) to appear at the hearing to testify about the complaint.

The Board of Directors shall give written notice to the Owner charged with violations of the terms of the Declarations or of these Rules and Regulations as amended. Such notice shall be mailed to the Owner at his/her than listed address by U. S. First Class, Registered or certified mail, postage paid with a copy to the complainant, and shall:

- a) State the nature of the alleged violation,
- b) Schedule a date and time for a hearing of the charges before the Board.

At the scheduled hearing, the Board shall:

- a) Afford the owner the opportunity to review the alleged violations and to express his/her position.

Further, the Board may,

- b) Have the complainant appear at the hearing to discuss the violation notice and to respond to any questions from the Board of the defending owner(s),
- c) Render a decision on whether to impose disciplinary action. (Failure of an owner to appear at the scheduled hearing or to provide an explanation of his/her position shall not prohibit the Board from taking action.

The Board is authorized to:

- a) Impose fines up to \$1000 per occurrence for each violation,
- b) Suspend the Owner's rights as member of the Association as long as such violations continue,
- c) Suspend any imposed fines or penalties for a period not to exceed thirty (30) days if it finds the owner is making good faith efforts to correct the violation.

All fines collected pursuant to these Rules and Regulations shall be placed in the Association's general fund.

Nothing in these Rules and Regulations shall prevent the Board of Directors from taking any action to enforce the provisions of the Articles or Bylaws of the Association or the Declaration which is provided or permitted by those documents.

