

Fraser Estates HOA Violation Enforcement and Fines Policy

WHEREAS Article IV Section 1 of the By-Laws grant the Board of Directors with the power to conduct Association business, and

WHEREAS in order to protect community harmony by providing guidelines and procedure for addressing conditions that disrupt that harmony, and

WHEREAS the Covenants state in 7.4 Limited Assessments that violation fines may be assessed for covenant non-compliance by an Owner,

LET IT BE RESOLVED THAT the following Schedule of Notices and Fines will be followed:

- 1) If an Owner is in violation of any covenant the Owner will receive a courtesy notice of violation in the mail. If the Owner corrects the violation within the time specified in the courtesy notice, the issue will be considered resolved.
- 2) If the Owner disputes the violation they have seven days to submit their dispute in writing or to request a hearing before the Board of Directors. If the Owner fails to request a dispute hearing within the allotted time, the right to dispute the violation and fine will be deemed waived.
- 3) If the Owner fails to correct the violation within the time allotted, the Owner will receive notice of the continued violation together with the fine imposed on the Owner's account according to the schedule in item 8. A notice of continued violation together with the fines will be sent by mail monthly to the Owner until the violation is corrected. All fines imposed during the period the violation existed will still be owed by the Owner once the violation is corrected.
- 4) If there is a recurrence of the violation within a one year period after the initial courtesy notice has been sent, no further courtesy notices will be sent to the Owner rather the notice of continued violation together with the fine imposed on the Owner's account will be sent to the Owner.
- 5) If the Owner disputes the violation in writing, the Board will respond in writing. Disputing the violation in writing does not waive the Owner's right to request a full hearing before the Board.
- 6) Any decision made regarding fines or resolutions to the violation imposed by the Board during a Hearing shall be final.
- 7) Unpaid fines will be added to any collection action or liens imposed on the Owner's account.
- 8) Fine Schedule:
 - ~ First courtesy notice of violation: \$0.00 (zero dollars and no cents)
 - ~ Second notice of violation: \$50.00 (fifty dollars and no cents) per week of continuing violation.
 - ~ Continuing notice of violation and/or during any point the violation recurs during the twelve months following the initial courtesy violation notice. \$50.00 (fifty dollars and no cents) per week of continuing violation.

It is not the intent of the Board to become an enforcement agency submitting fines for every violation. However, it is the intent of the Board to see that the CC&Rs along with Architectural Committee Rules and Recommendations are followed in a reasonable manner for the quiet enjoyment of the entire neighborhood.

THEREFORE this document shall be recorded in the Book of Minutes on this day 3rd of DECEMBER 2013.

Signature: _____

Board Member

Signature: _____

Board Member