

## Fines for Non-Compliance of the Deed and By-Laws

1. A warning letter will be sent outlining the infraction with notice of an impending fine. The unit owner shall have thirty (30) days from the date indicated in the notice letter to comply. The Board, as administrator of the regime, shall be the sole determiner of whether the infraction has been complied with at the end of the thirty (30) day period. If the unit is not owner-occupied, both the owner and the tenant will be notified of any violation.
2. If the violation has not been resolved after the thirty (30) day period, a fifty dollar (\$50.00) fine will be assessed against the unit and the owner and the owner will be sent a statement indicating that the \$50.00 fine has been assessed.
3. If the violation has not been resolved by the tenth (10<sup>th</sup>) day of the next month, (i.e., the month following the month indicated on the \$50.00 fine notice letter), a one hundred dollar (\$100.00) fine will be assessed against the unit and the owner, and the owner will be sent a statement indicating that the additional \$100.00 fine has been assessed.
4. On the tenth (10<sup>th</sup>) day of each succeeding month thereafter, an additional fine of one hundred dollars (\$100.00) will be assessed against the unit and the owner until the non-compliance is resolved, and any delinquent fines, assessments, legal, and court fees related to the infraction, [to which the Council is entitled to collect pursuant to Master Deed, Article 14, Section 4(b)], are paid in full.

September 28, 2015