

**ACTION OF THE BOARD OF DIRECTORS OF
HURSTBOURNE SPRING CONDOMINIUMS COUNCIL OF CO-OWNERS, INC.**

Fine Process:

Unit owners will receive the following in the event of a violation

1. **Courtesy Notice** – states 10 days to correct the violation
2. **Second Notice** – states 5 days to correct the violation
3. **Third Notice** – will include fines associated with violation

Schedule of Fines

1. **Parking Violations** as described in Hurstbourne Springs Condominiums Council of Co-owners, Inc. Rules and Regulations (2018) – “No owner shall continuously or habitually park any automobile on the streets within the condominium regime and in no event shall any automobile be parked overnight on any street. This also applies during periods of heavy snowfall to allow for snow removal. No vehicles can be permanently parked in guest parking. Except for vendors providing service to Unit owners, no parking of large trucks, boats, trailers and other large vehicles, are permitted on the streets. There is no parking permitted, in front of fire hydrants, mailboxes or blocking other Unit owner’s driveways, at any time. Inoperative vehicles or vehicles without current license must be parked in the garage.” will be subject to an initial fine of \$25.00, plus \$50.00 per day for continuing violations.
2. **Architectural Violations** will be subject to a fine of \$300. If not corrected/removed there will be an additional fine of \$300 per month thereafter.
3. **Landscaping Violations** will be subject to a fine of \$200. If not corrected/removed there will be an additional fine of \$200 per month thereafter.
4. **Pet Violations** will be subject to an initial fine of \$25 and recurring violations will be subject to an additional fine of \$50 per occurrence.
5. **All other violations** as specified in the Master Deed, By-Laws, Amendments, Rules and Regulations will be subject to a fine of \$50 plus \$100 per repeat occurrence.

All unpaid fines are subject to the Collection Policy as stated in the Master Deed and By-Laws and will result in a lien being placed against the homeowner's property.

Appeals Process

A homeowner receiving written notice of a violation and the associated fines may appeal the notice by submitting a written explanation and supporting documentation to the management agent and the Board of Directors (via the President) outlining the reasons for disagreement with the fine. The written explanation must be submitted within seven (7) working days of the date of the notice of violation and fine. The homeowner will be given an opportunity for a hearing before the Board of Directors within 30 days and no fine will be imposed or corrective action taken until the hearing.