

Penalties

Penalties for non-compliance of the Deed, By-Laws and Rules and Regulations: The following schedules of letters that will be sent to unit owners. These letters apply to all infractions of the Deed, By-Laws and Rules and Regulations.

With some exceptions the first letter shall be a warning letter with notice of impending fine. The unit owner has 15 days to comply. If the unit is not owner occupied, the owner will be notified of any violation by resident living in the unit. The unit owner shall be held responsible for all damages, penalties and applicable fines.

Second letter is sent after 15 days if the violation has not been resolved. The owner is further informed that a fine of \$25 has been imposed. Owner has 30 days to pay fine. If a similar infraction occurs at a later date an additional \$25 fine will be imposed immediately.

Unit owner is further informed for each subsequent 30 day period penalties will be increased in increments of \$25 (i.e. \$50, \$75) until the problem has been resolved.

If you do not have a handicap sticker or license you are not allowed to park in a handicap space. If you are illegally parked a notice will be left on your vehicle notifying you that you have 24 hours to move your vehicle. If vehicle has not been moved within the 24 hour period it will be towed at your expense.

The fine for a Dumpster Violation is \$50. Payment is due in 30 days. If not paid within the 30 day period the penalty will be increased in increments of \$50 for each subsequent 30 day period. Due to the serious nature of a Dumpster Violation, the fine will be accessed on the first letter.

After 180 days if the matter has not been resolved our attorney will be notified to take legal action against the unit owner. Any legal fees will be added to the amount owed.