

YORK CONDOMINIUM ASSOCIATION Policy Resolution #1

Schedule of Fines

WHEAREAS Article II, Section 3 of the by-laws grant the Board of Directors the power to conduct Association business and to protect community harmony by providing guidelines and a procedure to address conditions that disrupt that harmony.

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

1. The Board of Directors is authorized to enforce compliance with Rules and Regulations, timely assessment payments from owners, and other policies enacted in accordance with the governing documents by assessing monetary penalties against owners who are in violation.
2. Fines for specific offenses are:

SCHEDULE OF FINES

| | <u>1st Violation</u> | <u>2nd Violation</u> | <u>3rd Violation</u> | <u>Subsequent Violations</u> |
|--|--|----------------------------------|----------------------------------|-----------------------------------|
| Modification(s) to Common and/or Limited Common Elements without Board approval | Remove / Abate + Warning issued \$25.00 | Remove / Abate + \$25.00 fine | Remove / Abate + \$50.00 fine | Remove / Abate + \$100.00 fine |
| Excessive Noise | Remove / Abate + Warning issued | Remove / Abate + \$25.00 fine | Remove / Abate + \$50.00 fine | Remove / Abate + \$100.00 fine |
| Parking Violations | Remove / Abate + Warning issued | Remove / Abate + \$25.00 fine | Remove / Abate + \$50.00 fine | Remove / Abate + \$100.00 fine |
| Pet Violations | Remove / Abate + Warning issued | Remove / Abate + \$25.00 fine | Remove / Abate + \$50.00 fine | Remove / Abate + \$100.00 fine |
| Rental Violations | Remove / Abate + Warning issued | Remove / Abate + \$25.00 fine | Remove / Abate + \$50.00 fine | Remove / Abate + \$100.00 fine |
| Other Violation(s) See below | Remove / Abate + Warning issued | Remove / Abate + \$25.00 fine | Remove / Abate + \$50.00 fine | Remove / Abate + \$100.00 fine |

3. **Appeal Process** - Any Co-Owner receiving a violation notice will be given an opportunity to appear before the board no less than seven (7) days from the date of notice, and offer evidence in defense of the alleged violation. No violation remedy or fine will be imposed until after the hearing.

Signed: *York Condominium Association Board of Directors*