

The Village Condominium Association

BOARD POLICY FOR VIOLATIONS OF THE MASTER DEED, BY-LAWS, AND RULES AND REGULATIONS

II Effective date

These Rules and Regulations shall be effective as of April 1, 1994.

III Notification of Violation(s)

Breach of the Master Deed, By-Laws and/or Rules and Regulations of The Village Condominium Association should be called to the attention of the Board of Managers by placing a Letter of Notification in the Clubhouse mailbox, detailing all relevant information regarding the matter, and signed by the notifying party. Members of the Board of Managers and of the management company, as well as Association residents, may submit such notification(s). Prior to any corrective action by the Board of Managers, the violator(s) will be informed in writing of the complaint.

IV Fines

Residents should abide by all rules for the common good. The Board of Managers recognizes that it doesn't always work out that way and is therefore implementing a system of fines for violations of the Master Deed, By-Laws and/or Rules and Regulations.

Fines will be assessed for violation(s) of the Master Deed, By-Laws, and Rules and Regulations as follows:

FOR THE FIRST VIOLATION WITHIN ANY 12-MONTH PERIOD OF THE CONDOMINIUM, THE FINE SHALL BE TWENTY-FIVE (\$25) DOLLARS.

Each day that a violation or infringement of the Master Deed, By-Laws and/or Rules Regulations continues shall constitute a **separate** infringement of the Rules and Regulations with resultant fines.

If a violation is committed by a renter, occupant, guest, visitor, etc., the fine will be against the Owner but notice of the violation will be given to both renter and Owner.

The Board of Managers shall have the right to revise the fine schedule as necessary notification with prior notification to the Unit Owners.

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V Collection of Fines

Collection of fines shall be in accordance with the provisions of Article VI, Section 3 of the Village By-Laws, in the same manner as collection of Common Charges.

Default of payment of fines shall be in accordance with the provisions of Article VI, Section 4 of the By-Laws, which details procedures for the collection of ". . . the charges or fines as determined by the Board of Managers . . ."