

Greenmont Walk Homeowners Association Fining Procedures

The Board may levy fines (a late charge shall not be considered a fine) or suspend voting rights for violations of the Declaration, Bylaws, Rules, Regulations, or Architectural Design Standards. Fines shall be considered a Specific Assessment. The amount of fines shall be set by the Board, but may not exceed \$25 per day, per violation. The Board shall not impose a fine or suspend voting rights unless and until the below procedure is followed:

(a)Demand. Written demand sent via Certified, Return Receipt mail, and a copy via regular first class mail, to cease and desist from an alleged violation shall be sent to the alleged violator specifying:

- (i) the alleged violation;
- (ii) the action required to abate the violation;
- (iii) a time period, not less than ten (10) days from the date of the

demand, during which the violation may be abated without further sanction and a statement that if the same violation occurs within twelve (12) months from the date of the demand it may result in the imposition of a fine; and

(iv) the amount of fines and/or type of suspension that will be imposed if the violation is not corrected within ten (10) days and/or reoccurs within the (12) month period.

(b)Notice. If the violation continues past the period allowed in the demand for abatement without penalty, and/or if the same rule is subsequently violated within the twelve (12) month period, the Board may, upon written notice, impose a fine. The notice shall be sent via Certified, Return Receipt mail, and a copy via regular First Class mail, and shall contain the following:

(i) the alleged violation & the amount of the fine and/or type of suspension;

(i) that the alleged violator may, within ten (10) days from the date of the notice, request in writing sent via certified mail, return receipt requested, a hearing regarding the fine and/or suspension;

(ii) the address to send the request for a hearing;

(iii) that any statements, evidence, and witnesses may be introduced by the alleged violator at the hearing; and

(v) that all rights to have the fine reconsidered are waived if a hearing is not requested (postmarked) within (10) days of the date of the notice.

(c)Hearing. If a hearing is requested, it shall be held before the Board and the alleged violator shall be given a reasonable opportunity to be heard. The minutes of the meeting shall contain a written statement of the results of the hearing.

Fine Schedule

The Board attempts to resolve complaints and violations in an informal matter first, if this is not feasible the fee structure is as follows:

Take note: Our best case scenario would be to never impose a fine.

Structure Related Violations:

Structure related violations such as, but not limited to: fences, siding, roofs, driveways, or decks, not in conformance with the Architectural Standards, or any safety, and zoning violations.

Fine: \$25.00 per day

Non-Structure Related Violations:

Non-structure related violations such as, but not limited to: nuisance complaints, vehicle violations, trash can placement, pet compliance, yard maintenance, unauthorized exterior lighting, etc.

Fine: \$10.00 per day

ACC Structural Change Application Violation:

A Request for Work Approval Application is required to make any architectural changes (exterior structural or yard/landscaping).

For question as to what requires prior ACC approval, please refer to the Work Approval FAQs on the Greenmont Walk website, www.greenmontwalk.com.

Fine: \$100 flat fee for noncompliance

Violation: Noncompliance of the Declaration, Bylaws, or Rules, Regulations, or Restrictions not set forth above.

Fine: \$25.00 per day

This list is not intended to be all inclusive or comprehensive