

HICKORY GROVE VILLAGE CONDOMINIUM
FINE POLICY

WHEREAS, The Declaration of Protective Covenants, Conditions, Restrictions, Easements, Charges and Liens, assigns the Board of Managers powers and duties necessary for administration of The Hickory Grove Village Condominium.

WHEREAS, for the health, safety, welfare, comfort and convenience of all residents, it is deemed necessary that the Board of Managers establish a fine policy for violations of the Declaration, By—Laws or Condominium Rules and Regulations as set forth in Article VII, Section 7.08 of the By—Laws. NOW THEREFORE, BE IT RESOLVED THAT the following fine policy is adopted by the Board of Managers:

Upon notice of a violation, the following should be expected:

1. An owner will receive a written warning identifying the violation and requesting immediate corrective action be taken. If possible, a verbal conversation either in person or by telephone will come from the Management Company.
2. If the policy violation is not rectified in five (5) business days, the owner will be informed by certified letter that he/she has ten (10) business days to request a hearing with the Board of Managers or the right to a hearing will be waived; whereupon a \$50.00 fine will be assessed against and charged to the Unit.
3. If the Unit Owner still does not rectify the Violation, the following fine policy will go into effect:
 - a. If, after the next ten (10) days, the Violation is not rectified, an additional \$50.00 fine is charged to the Unit.
 - b. If, after the next ten (10) days the violation is not rectified, a \$100.00 fine will be charged to the Unit. Every 10 days thereafter, if the violation is not rectified an additional \$100.00 will be charged to the Unit. After this point, the Board will again review the status.
4. If the policy violation continues, the Board may impose a lien on the property and/or foreclose on the Unit.
5. Any postage, fees or legal costs will be levied to the Owner's account.
6. Architectural changes are to be approved by the Board of Managers. Unless and until a plan has been submitted, reviewed, and approved by the Board of Managers including a determination that appropriate insurance coverage is in effect for contractors working outside on Association property, the Unit Owner is not allowed to proceed with the change. If the Unit owner proceeds with any changes, additions or alterations to the Unit exterior or Unit Lot without the prior written approval of the Board of Managers, a written warning will be sent for the first violation;

a fine of \$50.00 for the second violation and any other subsequent violations, and, if the fines are unpaid the Association may cause to have a lien against placed on the Unit.

7. Unapproved changes, additions or alterations may be subject to removal at the Unit owners' expense if they do not conform to established community standards. Board of Managers will not consider the Architectural change request until the fine has been paid.

Adopted 7/10/2015

Distributed 7/15/2015