

## **Violation of Association By-Laws, Rules or Regulations**

If an apparent violation has been observed or written complaint of apparent violation of the Association by-laws, rules or regulations been received by the Board, an attempt to verbally resolve the issue may be made.

Should the above fail, the following policy may be initiated:

If a Lot Owner has been deemed by the Board to be in violation of existing by-laws, rules, or regulations, the Lot Owner will be issued a written notice of violation (per Article XII, Section 1.d of the Condominium By-Laws) indicating:

- 1) The initial violation/complaint and Board ruling
- 2) The right of the Lot Owner to attend a meeting with the Board between 7 and 14 days from the notice of violation to present a case in said Lot Owner's defense
- 3) The requested steps to mitigate or alleviate the violation
- 4) The time period in which item 3 must be completed

If after the period stated in 4 above (usually 30 days), item 3 above has not been completed, a fine of \$25 will be assessed and a notice sent to the Lot Owner (per Article XII, Section 1.d of the Condominium By-Laws).

Successive fines of \$50, \$100, \$100, \$100 etc. will be assessed at periods of not less than 30 days until the violation has been deemed resolved by the Board.

If the total of unpaid fines assessed against a Lot Owner attains a total of \$500, a notice will be sent (within 30 days) that a lien will be filed on the affected Lot(s) if the fines are not paid in full within 14 days.

All unpaid assessments will bear interest rates of seven (7%) per cent (per Article II, Section 4 of the Condominium By-Laws).

When the violation has been deemed by the Board to be resolved, a notice of compliance will be issued to the Lot Owner.

When all associated fines have been paid collected, the lien will be removed and a notice of such sent to the Lot Owner.

The Board maintains the right to deviate from the specific terms of this policy if conditions warrant.

7/11/2018