

Central Park II Homeowners Association
Schedule of CCR Violation Fines
June 11, 2014

WHEREAS: Article VIII, Section 8.03 of the Covenants, Conditions, and Restrictions (CCRs), grant the Board of Directors with the power to conduct Association business and to protect community harmony by providing guidelines and a procedure for addressing conditions that disrupt that harmony.

LET IT BE RESOLVED THAT:

1. The Board of Directors is authorized to enforce timely assessment payments from owners, compliance with CCRs, By Laws and other policies enacted in accordance with the governing documents by assessing monetary penalties against owners, their guests, family and renters who are in violation.
2. **Procedure:**
 - a. A property owner shall be given written notice of any violations. The notice will specify the specific CCR(s) that was or is being violated, the potential fines that will be assessed and how it will be assessed. Continuous unabated violations require only one such notice.
 - b. Unless the safety or health of any person, or immediate damage to property is threatened, the property owner shall be given a reasonable amount of time to correct the violation. The timeframe will be specified in the notice. Fines shall continue until the violation(s) is corrected.
 - c. The Board of Directors shall determine all fines. For all violations that are not corrected in the time allowed in the notice, a fine for each day the violation continues, shall be assessed against the violating property owner.
 - d. Any unpaid fines are subject to the Central Park II Homeowners Association Collection Policy. Under that policy, the person or entity that is fined may be liable for attorney fees and collection costs.
3. **Fee Structure for 2014:**

Violations of Article IV, General Restrictions: \$150.00 fine will be assessed for all violations (except exterior paint violations) not corrected in the time allowed. \$50.00 will be added to this base fine every two weeks that the violation is not corrected. For exterior paint violations, a \$500.00 fine will assessed if paint violation is not corrected by October 1, 2014. ALL fines not paid will be turned over for collection on December 1, 2014, and additional fees will be added to the fines. Liens against the property could result if left unpaid.