

Camden Pointe ACC Fining Policy

The Camden Pointe Board of Directors is considering adopting a fining policy for non-compliance of ACC violations. The majority of homeowners who receive letters correct the violation within 30 days. However, there is a minority of homeowners who do not correct their violations and require more severe consequences for non compliance. Covenant Enforcement is one of the most important aspects of keeping up your home values.

Before a homeowner is fined they will have received several letters asking them to correct their violation. Sometimes there is an extenuating circumstance that will prevent a homeowner from correcting a violation. However, it is the homeowner's responsibility to report these individual circumstances to the management company. If you disagree with a violation you do have the right to appeal to the BOD within ten days. We always use fining as a last resort to get a homeowner to comply with the covenants.

We are placing a copy of the fining policy in this month's newsletter for your review. If you have any questions or concerns, don't hesitate to come to the next BOD meeting. A copy of the fining policy is also available on the Camden Pointe website at www.camdenpointe.com.

WHEREAS, the Board of Directors has reviewed the current covenant enforcement procedures and determined that there is a need for a policy imposing fines for Covenant Violations;

NOW, THEREFORE, RESOLVED THAT The Association adopt the following fining policy and procedure:

Fining & Suspension Procedure

The Association may levy fines and suspend voting rights and privileges to use the common areas for any violation of the Declaration, Bylaws, Rules, Regulations, or Design Standards. The amount of said fines shall be set by the Board, but may not exceed \$25 per day, per violation. The following procedure shall not be required for suspension due to delinquent payment of the annual assessments, said suspension being automatic.

The Association shall not levy a fine (a late charge shall not constitute a fine) or impose a suspension unless and until the following procedure is followed:

Written demand to cease and desist from an alleged violation shall be mailed 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, during which the violation may be corrected without further sanction. The Board or its designee may demand immediate abatement in such circumstances which, in the Board's determination, pose a danger to safety or property;
- (iv) That the alleged violator may, within ten (10) days from the date of the notice, send a written appeal to the Board via certified mail;
- (v) The mailing address to which the appeal may be sent;
- (vi) That all rights to have the fine reconsidered are waived if a hearing is not requested within ten (10) days of the date of the notice, and that fines shall not accrue during the appeal period.