



POLICIES AND PARTICULARS

Fine Policy

(Amended Fine Policy - August 15, 2018)

Fine Policy - Upon violation of any of the Woodwind Lakes Dedicatory instruments, the Board may give the violating Owner written notice describing the violation and the amount of fine to be imposed, if any. The Board shall give the Owner a reasonable period of time to cure the violation and avoid the fine, unless the Owner has been given written notice and opportunity to cure a similar violation within the previous six months or unless the Owner has initiated Exterior Improvement without approval.

The Board shall inform the Owner that the Owner may request in writing a hearing before the Board, or designate, on or before the 30th day after the date the Owner receives the notice. The Board shall advise the Owner that if the hearing is held before a designated committee, that the Owner will have a right to appeal the decision of that committee to the Board upon written notice to the Board.

If a hearing is requested by the Owner, the Board shall hold a hearing within 30 days from the date of the receipt of the Owner's request for a hearing. The Board will notify the Owner of the date, time and place of the hearing not later than the 10th day before the hearing. If a postponement of the hearing is requested by either the Board or the Owner, such postponement must be granted for a period of not more than 10 days. Any additional postponements may be granted by agreement of the parties. After an affirmative decision by the Board, or after the expiration of the written notice, the Association, through the Board, is hereby authorized to impose fines according to the following schedule for violations of any provision of the Woodwind laded Dedicatory Instruments:

FINES FOR VIOLATIONS OF THE DEDICATORY INSTRUMENTS NOT AFFECTING THE USE AND ENJOYMENT OF UNIT OWNERS

First Violation	\$50.00
Second Violation	\$100.00
Subsequent Violations	\$200.00

FINES FOR VIOLATION OF DEDICATORY INSTRUMENTS AFFECTING THE USE AND ENJOYMENT OF UNIT OWNERS

For violation of the Woodwind Lakes Dedicatory Instruments affecting the use and enjoyment of Owners, the Board of Directors may reasonably set the amount of the fine as it reasonably relates to the violation of the dedicatory instruments and the number of Owners affected by the violation.

**FINES FOR INITIATING EXTERIOR IMPROVEMENT WITHOUT SUBMISSION
AND/OR APPROVAL OF EXTERIOR IMPROVEMENT FORM**

First Violation	\$500.00 and cease and desist letter
Failure to cease and desist or failure to submit Exterior Improvement Form within 10 days	\$700.00
Each subsequent failure to cease and desist or failure to submit Exterior Improvement Form within 10 days	\$1,000.00

**FINES FOR TREE VIOLATIONS: TREES MAY NOT BE REMOVED
WITHOUT PRIOR APPROVAL FROM THE ACC. A TREE REMOVAL
APPLICATION MUST BE SUBMITTED TO GRAHAM MANAGEMENT**

First Violation	\$300.00
Second Violation	\$400.00
Subsequent Violations	\$500.00
<i>Removing a tree after denial by the ACC and denial of appeal to the HOA</i>	<i>\$1,000.00</i>

The owner will be notified immediately with a certified letter.