

SUMMER GLEN HOA

FINE POLICY

WHEREAS, the Board of Directors for **Summer Glen Homeowner's Association** (hereinafter known as The "Association") , has the power to adopt, amend, or repeal such rules or regulations that the Board of Directors deems necessary in order to efficiently and effectively manage the affairs of the Association;

WHEREAS, it has been determined and deemed appropriate by the Board of Directors of the Association that the adoption of an Enforcement Policy would be in the best interests of the Association and its members;

BE IT RESOLVED, that pursuant to the authority, granted in the Declaration of Covenants, Conditions, and Restrictions for Summer Glen, to the Board of Directors of the Association as referenced in Article VII, Section 1 of the By-Laws, the Board of Directors hereby adopts, approves and consents to the enforcement procedures set out herein below.

VIOLATION PROCEDURES

1st. Notice - Friendly Reminder

1ST Notice will contain: The date the property was inspected and found to be in violation.
The specific section of the Covenants that references the violation.
Request for correction of the violation.

2nd Notice - Warning! Notice of Possible Fine

2nd Notice will contain: The date that the property was inspected & found to be in violation
The specific section of the Covenants that references the violation.
Due date for correction and warning that a Fine will be assessed for every day or week (as described in the Notice) that the property is in violation of the Covenants Conditions and Restrictions.

3rd Notice - Notice of Fines (May be Daily or Weekly Depending on the Violation)

Final Notice will contain: The date that the property was inspected & found to be in violation
The specific section of the Covenants that references the violation.
Notice will state that fines are currently accruing at the rate of **\$5 to \$20** per day or week (as described in the Notice) These will cease once the violation is corrected.
Maximum accrued monetary fine cap is **\$1000** excluding court costs and legal fees.

Important: Once the amount of Fines on an individual property for failure to comply reaches \$100, a Lien will be filed at the Dorchester County Register of Deeds Office. The owner will be responsible for all filing costs associated with this documentation and any court costs. Failure to comply or pay the fines may result in a court filing in the Dorchester County Magistrate Court and the owner will be responsible for all court costs and legal fees associated with the violation. **Owners are responsible for all violations by guests and renters.**

Hugh Helm – President

Henry Wiehrs – Vice President

Damon Terzulli - Treasurer