

GARDENS OF EASTERN PARKWAY OWNERS' ASSOCIATION, INC.

Fine Policy for Violation of By-Laws, Rules and Regulations, Master Deed

By authority granted to the Board of Administration under Section 8.1 of the By-Laws of the Owners' Association, The Board has adopted this policy which will be in addition to any other enforcement mechanisms set forth in the By-Laws and Master Deed. It was adopted by the Board on the ___ day of _____, 2022 and became effective on that date.

An owner may be subject to a fine for violation of the Master Deed, The By-Laws, or Rules promulgated by the Board. The process is as follows:

1. A written notice shall be sent by certified mail to the owner by the Association Administrator. The notice shall specify the rule or provision of the By-Laws or Master Deed which the owner has violated. The notice shall specify the action to be taken by the owner to resolve the violation and the date by which the resolution must be accomplished. A copy of the notice shall also be sent to the owner by email at the address on file with the association.
2. Within 10 days after the postmark date on the notice, the owner may notify the Administrator by email or telephone that the owner wishes to appeal the fine notice to the Board at the next regular meeting of the Board. The Board shall have the option to call a special meeting to address the appeal before the next regular meeting.
3. If the owner fails to take the action specified in the notice by the stated date and fails to request an appeal, the fine shall be assessed at \$25.00 per day from the stated date for resolution of violation. If the owner appeals and the Board denies the appeal after hearing the owner's argument at the Board meeting, the fine will commence on the date stated by the Board in its appeal decision.
4. The fine shall continue to accrue until the violation is satisfactorily resolved. The fine shall be invoiced to the owner when the violation is resolved. If it is not paid within 10 days of the invoice, it shall become a lien against the owner's property.