

Chatham Creek Community Association Violation Policies, Procedures and Fines

The Executive Board of Chatham Creek Community Association hereby establishes the following policies for violations and enforcement of the Declaration of Chatham Creek, the Declaration of Covenants Conditions & Restrictions, the Bylaws, and/or the Rules (colletively the "Governing Documents), and applicable monetary penalties (fines) for such violations. It is the Board's intent to promote understanding of and compliance with the Governing Documents.

Warning

In the Board's discretion, a Warning Letter may be sent to the Owner and/or Resident of the property outlining the violation and, if appropriate, state a time frame for compliance. Where appropriate, a copy of the Warning Letter will also be sent to the tenant at the property address.

Violations posing a threat to the health, safety, and/or welfare of the community as a whole or anyone or more other Owners may require immediate action. Examples of health, safety, and welfare violations include but are not limited to: accumulation of trash and/or other materials that may attract pests; threat of flood or fire damage to neighboring properties; an escaped pet; or a collapsed structure or tree blocking the road or drivers' lines of vision.

Penalties (Fines)

For any violation of the Governing Documents, the Board of Directors may impose a fine of up to \$100.00, and up to \$500.00 for multiple offenses. Each day on which a violation is committed or continues to exist will be a separate violation, and will be subject to a separate fine (*i.e.*, a fine may be imposed for each day on which a violation exists). In addition to a fine, the Board may suspend the membership privileges of the Unit Owner and all Residents of the Unit including the right to vote at Association meetings, for a period of up to 60 days for each violation.

Opportunity to be Heard

The Association recognizes each Owner's right to explain a violation of the CCR's, Bylaws, or Rules, particularly if the violation results in a monetary penalty. Before any penalty is assessed, an Owner will have an opportunity to be heard before the Board of Directors.

The foregoing Policies, Procedures & Fines are approved by unanimous written consent of the the Board of Directors and will become part of the Rules & Regulations of the Association.

Effective date: 4-19, 2016




