



FINE POLICY

The Governing Documents and Rules and Regulations of the Association were created for the mutual benefit of owners/residents and to assist in maintaining property values and peaceful enjoyment of the community. The Master Deed reads as follows:

Section 6.4 Easement Of Enjoyment. Each Owner and such Owner's immediate family, and their guests and invitees shall have a non-exclusive right and easement of enjoyment in and to the Common Elements, which shall be appurtenant to and shall run with the title to the Owner's Unit, and may be assignable by an Owner to any tenant (including such tenant's immediate family) of the Owner's Unit, subject to the following provisions:

- (a) The right of the Association to impose reasonable rules and regulations for the use and enjoyment of the Common Elements, which rules and regulations may further restrict the use thereof;

The Rules and Regulations of the Association have a provision for enforcement which is revised as follows:

Non-Safety/Security Violations

1. A first time violation-owner will receive a warning letter.
2. A second time violation-owner will receive a second warning letter
3. A third time violation-owner will be assessed a fine of \$25.00.
4. Repeated violations of the same kind-owner will be fine \$50.00 for each subsequent occurrence.

Safety/Security Violations

1. Owner will be assessed a \$150.00 fine with a letter the violation. In addition, the owners will responsible for any damages that may occur as a result of the violation.

In the event that an owner fails to pay the fine(s) and/or costs to repair, the Association will take all lawful means available to collect including but not limited to filing a lien against the owner's property.

It is the Association's desire never to have to assess any fines against an owner. However, it has no choice but to enact a policy to gain the cooperation of all owners/residents in complying with the community's Governing Documents and Rules and Regulations. If you have any questions, please feel free to contact the community manager at 864.467.1600 ext.103.

Adopted May 2007