

K. FINE POLICY

The Board of Directors has full authority to review these Regulations and change, alter, grant waivers, or delete any portion or section as it sees fit to further the administration and operation of the Association, and promote the health, welfare and safety of the Owners and occupants of The Landings Homeowners Association, Inc.

The Board of Directors has revised the current fine structure regarding rules violations, rental unit violations, and site inspection violations.

1. Authority to Establish and Assess Fines

- a. Any owner or occupant who violates the Rules and Regulations set forth by the Association, or any future regulations or restriction, may be required to pay a fine in an amount determined by the Board to be appropriate for the infraction. In addition, any Unit Owner who violates these Regulations shall be subject to all Board of Directors, and all other resident, as provided in the Declaration, in the Bylaws of the Association, and by law. Any fine will be assessed against the Unit and collected in the same manner as other Association assessments.
- b. The owner shall assume full responsibility for payment of any assessed fines when the fine is the result of action by the Owner's occupants or lessee.

2. Action for Rules Violation

- a. The first infraction of any Rule or Regulation will result in a written warning to the owner. **(If rental, it is the Owners responsibility to notify the occupants and enforce the Rules).**
- b. In the event the infraction is continued or repeated, same or similar, a \$50.00 fine may be levied to the Unit Owner.
- c. Any subsequent similar infractions will result in fines increasing in \$50.00 increments.
- d. Fines will continue to be levied if repeated; there is **no maximum limit on fines.**
- e. After a period of thirty calendar days following the notification of the assessment of a fine, if the fines remain unpaid, legal collection action may be taken, which could include foreclosure.
- f. Legal action may be taken at any time at the discretion of the Board of Directors when an infraction reoccurs and/or continues, after the above procedures have been exhausted.

1. Fine Structure Regarding Rental Units

- a. No resident shall rent a living unit without a criminal & credit background approval from The Landings Management Company. A copy of the signed lease, rule agreement statement, and completion of the tenant information sheet must be provided to the management company within 10 days of the renter moving into a unit.
- b. The fine structure for non-compliance of the rental rules will result in the following fines.
 - \$150.00 per month for the first 3 months
 - \$300.00 per month for the next 3 months
 - \$600.00 per month for the next 3 months
 - \$900.00 for each month thereafter

2. Fine Structure for Site Inspection Violations

The Board of Directors and the management company conduct site inspections of the property. If your property is noted for a violation, a letter will be sent regarding what needs to be repaired or replaced. The Board has authorized a \$50.00 fine to be assessed to your account if proof of the requested action is not submitted to the management company within 30 days of the notice.

The unit owner must notify the management company and provide proof that the requested action has been taken. The management company will review the site and either approve or disapprove the actions taken. A continuing fine of \$50.00 will be assessed each month that the unit remains in violation.