

# MAPLE HOLLOW HOMEOWNERS ASSOCIATION FINE SCHEDULE

In order to maintain property values, safety, and quality of life, the Maple Hollow Homeowners Association enforces restrictions itemized in its Declaration (CC&Rs), Bylaws, and the Rules and Regulations (sometimes called Policies and Procedures). This process may be referred to as Covenant enforcement, or Covenant control, or Covenant compliance.

When an Owner is found to be in violation of a specific restriction, the Association will apply the following notice and fine schedule.

## Maple Hollow Violation Notice and Fine Schedule

<u>Notice Type</u>	<u>Associated Fine</u>	<u>Cumulative Amount Due</u>	<u>Time to Cure</u>
First Notice	No Fine	\$ 0.00	14-Calendar Days to Cure
Second Notice	\$25 Fine	\$ 25.00	14-Calendar Days to Cure
Third Notice	\$50 Fine	\$ 75.00	14-Calendar Days to Cure
Fourth Notice	\$100 Fine	\$ 175.00	14-Calendar Days to Cure
Additional Notices*	\$200 Fine (each)	\$ 375.00+	14-Calendar Days to Cure

*\*There may be more than one Additional Notice, as needed, if the violation is not corrected. Fine amounts will continue to accumulate.*

### Notices and Fines

Each notice will be mailed or emailed to the affected Owner. It will document the violation, corrective action required, fine amount due, and the specified time to cure. The default amount of time to correct violations is 14 calendar days, unless the HOA works with the Owner on a case-by-case basis and determines in writing that a different length of time is appropriate.

The initial (first) notice is a communication to the Owner, with no fine. Ideally, the Owner will correct the violation within the specified time period and no further action will be required.

When a violation is not corrected within the specified time limit and a second (or subsequent) notice is required, fines will be assessed. Fine amounts are cumulative (additive) and will be issued in accordance with the schedule above.

### Recurring Violations

After correction, if the same violation occurs again within a 12-month period, the fine amount shall be double the last fine amount assessed.

### Disputing a Violation

In accordance with State Law (57-8a-208. Fines), an Owner may dispute a cited violation by promptly submitting a written request for either a Board review or a Formal Hearing with the Board of Directors.

If a formal hearing is requested, the Owner shall be e-mailed or mailed a Notice of the Hearing date, time, alleged violation, and the proposed sanction if a violation is confirmed and is not corrected within a revised timeframe which will be determined by the Board. The Owner will be allowed to present a statement, evidence, and witnesses to support their position. After the Hearing, the Owner will be advised in writing of the Board's decision.

### Non-Compliance

If an Owner does not correct the cited violation, leading to multiple fines and notices, the Association by its CC&Rs and by State Law has the ability to take legal action.

If necessary, the Association will get a court order to correct the violation. The Owner's property will be assessed for all costs involved. This will include, but is not limited to, the costs to correct the violation, fines, fees, attorney fees, and/or court costs.