

DEGARMO ESTATES HOMEOWNERS ASSOCIATION  
FINE POLICY

RESOLVED:

By unanimous consent the Board of Directors of Degarmo Estates Home Owners Association, approved the following FINE SCHEDULE for any violation of the CC&R's, By-Laws or guidelines of the Degarmo Estates Home Owners Association.

The Board of Directors intends to impose monetary penalties as authorized by A. III Section 2 of the Degarmo Estates By-Laws. The Board of Directors, when imposing monetary penalties reserves the right to enforce the community's restrictions in any other legal manner. The following fine schedule is intended to be a guide only and is not intended to create any rights. The Board of Directors reserves the right to impose a monetary penalty on the first date of a violation to accrue the fine daily until the violation is cured, and to impose fines in amounts in excess of those set forth in the fine schedule.

COURTESY NOTICE:

An initial courtesy notice of the violation shall be mailed via regular mail to the homeowner requesting compliance within (20) days - NO NOTICE OF FINE.

SECOND NOTICE:

If violation still exists, a second notice requesting compliance within (20) days shall be mailed via regular mail to the homeowner. - NOTICE OF IMPENDING FINE

THIRD NOTICE:

If violation still exists, a third notice requesting compliance within (10) days shall be mailed regular mail to the homeowner. A \$25.00 FINE will be assessed and due immediately with the third notice.

FOURTH NOTICE:

If violation still exists, a fourth notice requesting compliance within (10) days shall be mailed via certified mail to the homeowner, return receipt requested. A \$50.00 FINE will be assessed and due immediately with the fourth notice.

FIFTH NOTICE:

If violation still exists, a fifth notice requesting compliance within (10) days shall be mailed via certified mail to the homeowner, return receipt requested. A \$100.00 FINE will be assessed and due immediately with the fourth notice.

CONTINUING VIOLATIONS:

If the violation continues without resolution after the fourth notice, a FINE of \$100.00 shall be assessed every (10) days until the violation is resolved. In addition the Board shall have the right to remedy the violation and or take legal action, the cost of which shall be billed to the homeowner and collected in the same manner as assessments.

FINES:

No fine shall be imposed without first providing a written warning to the Owner describing the violation and stating that failure to stop the violation within no less than ten (10) days or another recurrence of the same violation within six (6) months of the original violation shall make the Owner subject to Imposition of a fine. Failure to pay any fine shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Article IV.

APPEAL PROCESS:

See attached appeals process, Exhibit (B)

**DEGARMO ESTATES HOMEOWNERS ASSOCIATION Inc.  
VIOLATION APPEALS PROCESS**

When a violation notice is sent to a homeowner, the notice includes a statement notifying the homeowner that they have a "**RIGHT OF APPEAL**".

- When a homeowner wants to appeal a violation, they must send the Board of Directors written notice that they are requesting an appeal of the violation.
- Appeals shall be received within (10) days of the date of the fine notification (violation letter),
- Appeals shall demonstrate extenuating circumstances, which require deviation from the CC&R's, By-Laws and/or guidelines.
- Appeal shall include all pertinent backup information to support the existence of the extenuating circumstance.

**Any appeal, which does not meet the above requirements, will not be heard by the Board and shall be considered DENIED.**

- The homeowner appealing the violation will be given written notice that the appeal is scheduled.
- The appeal shall be held in Executive Session.
- The Board President will introduce all parties.
- Homeowner will have the opportunity to be heard for 10 minutes as part of the appeal process.
- The homeowner who is appealing will be asked to state their case and present any documentation that is applicable.
- Each Board Member will have the opportunity to ask the homeowner specific questions regarding the appeal.
- Upon completion of the questions and answer period, the Board President will state that the appeal has been heard and the Board will make their decision in closed session. Then "**Written Notice**" will be given to the homeowner of the **Board's decision within (7) working days.**
- **All decisions of the Board are final and may not be further appealed.**
- If the appeal is denied, the homeowner must bring the violation into compliance within (10) days. If the violation still exists after (10) days, the homeowner will be fined \$100.00 every (10) days until the violation is corrected. In addition, the Board of Directors may seek legal action to remedy the violation. All costs of legal action and fines will be billed to the homeowner and collected in the same manner as assessments.