

## *Corporate Policy*

<b>Date Adopted</b>	04/09/06	<b>Policy Name</b>	Penalties for Breaking Rules
<b>Date Last Revised</b>	04/22/2017	<b>Policy Area</b>	Legal

### **POLICY DESCRIPTION**

This policy lists the penalties for violating rules that govern all Common Property.

### **POLICY**

#### ***COMMON PROPERTY***

Common Property is defined by the Declaration of Covenants and includes the Recreation Area, Amenities and other areas maintained by the Association.

#### ***USE OF COMMON PROPERTY***

Use of Common Grounds is a privilege given to homeowners and their guests by the Association and is subject to the rules set forth in policies published by the Board of Directors (Article Two, Section 3(b)). Failure to abide by the rules may result in one or more of the penalties listed below. Homeowners, law enforcement, vendors, or other persons may report violations they witness to the Board of Directors. The Board of Directors may also use various types of surveillance equipment to detect and record violations.

The Board of Directors will use reports of violation to determine the appropriate penalty for violating the rules on Common Property.

#### ***PENALTIES FOR VIOLATING RULES***

1. Loss of use of Common Property for a specific duration of time.
2. Replacement cost, including contract labor, for destruction or defacing of property.
3. \$100 fine for the willful destruction or defacing of property.
4. \$50 fine for the willful disregard for posted rules by homeowner, resident, or their guest.
5. Prosecution by applicable civil or criminal law.

Policy Accepted by the Board of Directors  
Signed by the Secretary of the Corporation

\_\_\_\_\_ Date \_\_\_\_\_