

PALADIN XI FINE RESOLUTION

WHEREAS, the Council of the Association of Owners of Paladin Club XI Condominium (the "Condominium") wishes to adopt a fine structure for violations of the Declaration for Paladin Club XI Condominium (the "Declaration"), the Code of Regulations of Paladin Club XI Condominium (the "Code") and the Rules and Regulations of the Condominium;

WHEREAS, Council is entitled to fix the amount of fines, pursuant to the Declaration, the Code, the Rules and Regulations issued thereunder, and Delaware law, including the provisions of the Delaware Unit Property Act and the Delaware Uniform Common Interest Ownership Act.

NOW THEREFORE, BE IT RESOLVED THAT the Council of the Condominium adopts Exhibit A hereto as additional Rules and Regulations to the previously adopted Rules and Regulations.

"Fines:

Property Violations:

Violations Related to Misuse/Mistreatment/Destruction of the Common Elements and Facilities:

Minor: \$50 plus cost of damages
Minor +: \$75.00 plus cost of damages
Major: \$100.00 plus cost of damages
Major +: \$150 plus cost of damages

All Other Single Incident Violations:

Minor: \$50.00
Minor +: \$75.00
Major: \$100.00
Major +: \$150.00

Exhibit A - Paladin XI Rules and Fines

Rule	Violation Rating	Fine
Owners provide copy of rules to tenant	Minor	\$50
Copy of rental lease to Mastriana	Minor	\$50
Hardwood floor resolution	Major Plus	\$150
Alter common area	Major	\$100
Vehicles properly tagged	Will be Towed	N/A
Vehicles must be in good working order	Major	\$100
Vehicles Not Permitted to Park in firelane/garage	Major	\$100
Vehicles Parking in non-parking areas	Major	\$100
Car washing and/or maintenance & repair	Minor	\$50
No charcoal grills (only gas grills)	Major	\$100
Items not permitted in hallways	Minor	\$50
Limited common elements – owners’ responsibilities	Minor+	\$75
Pets – leash, fecal matter cleanup	Minor+	\$75
Normal trash removal	Minor	\$50
Adjustment of controls, wiring, lighting, plumbing in common areas	Major	\$100
Owner responsible for repair of damage to common element arising from moving	Minor+	\$75
Noise, odor or other annoyance that disturbs other prohibited	Major	\$100
Renovation/construction noise prohibited between 8 PM & 7AM and all hours on Sunday	Major	\$100
Planting or cultivating common area prohibited; vegetable plants prohibited	Minor	\$50
No antenna or other sending or receiving equipment	Major	\$100
Use of refrigerators/freezers in garages prohibited	Major	\$100
Signs	Minor	\$50
Draperies, blinds, window treatment – white	Minor	\$50
Tent, tank, POD, storage shed, other structures – approval of Council	Major	\$100
No unit use other than single-family, no business with clients	Major+	\$150
Alterations that may affect the structure or any equipment in the building	Major+	\$150
Architectural Requests --	Major	\$100
Disposal of any liquid other than water in sump pump	Major+	\$150
Miscellaneous	Minor	\$50
Miscellaneous	Minor+	\$75
Miscellaneous	Major	\$100
Miscellaneous	Major+	\$150