

THE FAIRWAYS HOMEOWNER ASSOCIATION
PROCEDURE TO ENSURE COMPLIANCE WITH THE RULES AND
REGULATIONS OF THE ASSOCIATION

The following Fining Policy has been established by the Board of Directors to ensure compliance with the Governing Documents for The Fairways HOA. **This policy only applies to property issues, e.g. broken windows, doors, trash around your unit, etc. This policy does not apply to failure to pay HOA dues, assessments, or parking violations.** The Fining Policy steps listed below are not to be considered a pre-requisite to the Board's utilization of any other remedy or method of enforcement available to the Association under the Governing Documents.

- First Notice - Warning Letter with 10 day compliance period
- Second Notice - Fine of \$25.00 - Second Letter with 5-day compliance period
- Third Notice - Fine of \$50.00 - Third Letter with a 5-day compliance period

Final Notice - Fine of \$100.00 - Fourth letter with a 5-day compliance period. If violation is not corrected, Board reserves the right to continue fining the homeowner at the rate of \$100.00 per month without further notice. When the total amount of the fines reach a maximum of \$500.00 per violation, the Board of Directors has the option to file a lien against the property owner and turn over to attorney for collection.

Fines assessed against a homeowner are debts owed to the Association and are collectible in the same manner as unpaid maintenance fees. This includes legal action to collect the fees owed. Unpaid fines will be reported by the Association to the Nashville Credit Bureau as a debt owed to The Fairways Homeowners' Association.

All collection costs incurred by the Association in collection of a debt will be added to the account of the homeowner.

The Board reserves the right to fine a homeowner the higher or lower amount listed on the Fine Policy depending on the severity and frequency of the violation.