



**ESTABLISHED POLICY AND FINE SCHEDULE TO RESOLVE ALL COVENANT VIOLATIONS
(ESTABLISHED JANUARY 22nd, 2022)**

There is a need to develop a fine schedule to assist in enforcement of the Covenants to keep the aesthetic value of the Association in good order.

WHEREAS, § 81-302. Powers of unit owners' association of THE DELAWARE UNIFORM COMMON INTEREST OWNERSHIP ACT (DUCIOA) (17) May exercise any other powers necessary and proper for the governance and operation of the association.

WHEREAS, DUCIOA Section 302 (a)(11)(11) May suspend any privileges of unit owners, other than the right of a unit owner to vote on any matter submitted to a vote of unit owners, or services provided to unit owners by the association (other than those necessary for the habitability of the owner's unit) for non-payment of assessments; may impose charges for late payment of assessments; and, after notice and an opportunity to be heard, may levy reasonable fines for violation of the declaration, bylaws and rules of the association;

WHEREAS, The existing bylaws of Wicksfield Article VI, Section 1. POWERS, state "The Executive Board of Directors shall have the power to: (a) Adopt and publish rules and regulations governing the use of the Community Facilities, including the Open Space, and the personal conduct of the Members and their guests, and to establish penalties for infractions;"

NOW, THEREFORE, BE IT RESOLVED THAT the following fine schedule is hereby adopted by the Board of Directors:

FINE SCHEDULE – USE VIOLATIONS

(Ex. Trash Cans in Front of Home or RV/Commercial Vehicle in Driveway)

First Offense	Verbal Warning/Warning Letter	\$0
Second Offense	2 nd Warning Letter sent Certified	\$0
Third Offense	3 rd Warning Letter sent Certified	\$25
Fourth Offense	4 th Warning Letter sent Certified	\$25
Subsequent Offense(s)	Warning Letter sent Certified	\$50

NOTE: Generally, the Association expects the Owner(s), or guest(s) to correct the Violation upon request. Depending on the severity of the violation, the Association, at its sole discretion may impose penalty/sanction and/or legal action in addition to the above fine schedule. The subsequent fee of \$50 will be applied monthly until the violation has been resolved.

FINE SCHEDULE – ARCHITECTURAL AND LANDSCAPE VIOLATIONS

(Ex. Fence is installed by homeowner without submitting a completed application and receiving approval from the Architectural Review Committee prior to the start of said project)

First Offense	Verbal Warning/Warning Letter	\$0
Second Offense	2 nd Warning Letter sent Certified	\$0
Third Offense	3 rd Warning Letter sent Certified	\$25
Fourth Offense	4 th Warning Letter sent Certified	\$75
Subsequent Offense(s)	Warning Letter sent Certified	\$150

NOTE: Generally, the Association will allow a thirty 30 day right to cure period; however, the Association reserves the right, at its sole discretion, to alter and/or accelerate the corrective action process including legal action in addition to the above fine schedule depending on the severity of the violation. The subsequent fee of \$150 will be applied monthly until the violation has been resolved. This will include instances where a homeowner makes improvements that require prior approval as outlined in the Wicksfield Architectural Standards Manual without receiving approval for said project. Homeowner would be considered in violation until the required application is submitted and approved by the Architectural Review Committee.

NOW, THEREFORE, IT IS RESOLVED that the Executive Board hereby adopts the above Resolution related to a Fine Schedule for covenant violations.

Duly adopted at a meeting of the Executive Board on January 22nd, 2022

Motion by: William Miller, President Seconded By: Terence Davis, Vice-President

Approved by All Board Members.