

Remedies and Fines

Maintenance and appearance: If a homeowner does not comply with the Declaration in regard to the appearance of the property and is subsequently requested by the Board to remedy the situation and if that homeowner does not respond to the Board nor react to the Board's requests, the Association may enter onto the homeowner's Property and take remedial action to correct any and all deficiencies at the homeowner's expense in accordance with Section 24 of the Declaration. Any such maintenance, repairs or other work performed by the Association will be charged to the homeowner and, if not immediately paid, will result in late fees, interest at the highest rate allowable by law, possible attorney fees, and a lien on the homeowner's Property. This will result in higher fees and costs being assessed to the homeowner and against the homeowner's Property. Alternatively, the Association may impose a fine, and if necessary repeated fines, until the situation is resolved. If not immediately paid, this may also result in late fees, interest, possible attorney fees and ultimately a lien against the homeowner's property. Such a fine shall be \$50 - \$100 if the homeowner has not taken any action and has not provided the board with an, in the sole discretion of the board, acceptable plan to remedy the violation by the deadline set in the notice of violation. The Board may impose additional fines, up to \$100 per day, for ongoing violations that are not remedied.

Rental Property: If the minimal rental period of one month is not met, the Board may take any enforcement action permitted by the Declaration and Florida law, including but not limited to imposing fines up to \$1,000.00 or filing an injunction action in Circuit Court.

The Association follows the rules and restrictions outlined in Section 720.305 (Levying Fines and Restriction). Accordingly, the Association adheres to the process and procedure, outlined in the attached chart "New HOA Fine Process".