Falcon Heights Condominium Association
Resolution # 2025-004

Amending Bylaw Violation Fine Schedule and Collection Policy

WHEREAS Falcon Heights Condominium Association Board of Directors is authorized through its bylaws (Article 7.5) to establish fine amounts deemed reasonable and enforceable. And the Board has historically established a number of different fine schedules, for various violations, that need to be combined to a single resolution for the clarity and benefit of the homeowners of Falcon Heights.

WHEREAS Falcon Heights Condominium Association Board of Directors must periodically revise the fine schedule through resolution, to maintain a current fiscal value that is up to date and relevant to the current financial climate.

NOW THEREFORE the Falcon Heights Board of Directors resolves that all fines levied against a homeowner's property will be based on a percentage of the current monthly dues amount as follows:

1st Offense:	Written warning sent via email or USPS, no monetary fine.
2nd Offense:	Fine equal to 15% of current monthly dues.
3rd Offense:	Fine equal to 30% of current monthly dues.
4th Offense:	Fine equal to 45% of current monthly dues.

The amount of fines outlined above will hereby supersede all fine amounts formerly noted in prior resolutions, with the exception of fines defined in Resolution 2025-005, Rental Policy Delineated.

Late charges, at the amount approved by the Board of Directors, will be applied to all outstanding fines after 30 days.

Accounts that accrue fines that are 90 days past due will be subject to the collection policy outlined in Resolution 2017-003.

Accepted this 11th day of September, 2025 by a Board of Directors majority vote.

9/11/25

Anthony Anghinetti, President

Robert Stroope, Secretary