

The Walden Homeowners Association Schedule of Fines & Policy Resolution

LET IT BE RESOLVED THAT the following Schedule of Fines & Policy Resolutions has been adopted:

1. The Board of Directors is authorized to enforce timely assessment payments from owners and compliance with the Declaration, Rules & Regulations and other policies enacted in accordance with the governing document by assessing monetary penalties against owners who are in violation.
2. FINES FOR SPECIFIC VIOLATIONS:
 - 2.1 Architectural changes started or completed without prior approval from the Neighborhood Association Control Board (NACB), (Neighborhood Association Control Committee (NACC) Approval is required for all Architectural changes per Declaration) **\$200 Fine per occurrence, fine assess with second notice of violation at 60 days. Unapproved changes not corrected and/or failure to submit an "Architectural Improvement Form" to the NACC within 60 days will result in fines there after every 30 days up to 180 days before action by the "Board" to "remove or replace" the existing violation at the home owners expense.**
 - 2.2 Pet Violations:
\$50.00 Fine – first occurrence. \$100.00 Fine each occurrence, thereafter
Fine assessed with second notice of Violation if not corrected within 30 days of 1st notice. Additional fines may be assessed every 30 days until the violation is corrected.
3. NUISANCES. Minor infractions of the Rules and Regulation's including, but not limited to:
 - a) Holiday decoration violations;
 - b) Noncompliant signage;
 - c) Trash & or Recycling Tote Violation;
 - d) Landscaping Maintenance, i.e. grass, weeds and bushes not maintained on a regular basis;**\$75.00 Fine per occurrence. If previously warned – no additional warning, fine will be issued. Multiple violations (3 or more) recurring during a 12-month period will result in a \$150.00 fine.**
4. ADMINISTRATIVE FINES
 - a) Returned check fees - \$35.00 for any payment returned for non-sufficient funds.
 - b) Failure to meet deadlines for payments due to returned checks will result in continue of fines.

BILLING AND PAYMENT OF FINES:

All fines will be billed monthly and are due and payable within 30 days of invoice date.

APPEAL PROCESS:

Any homeowner receiving a "Notice of Violation" who believes no violation occurred may submit a written "Appeal Explanation" to the NACB within 10 business days of "Notice of Violation".

The Board will review the Appeal and will make a determination regarding the violation in question. Written notification will be provided to the Homeowner by The Board on their decision within 31 days of receipt of the Appeal. During which time, no "Fines" for violation in question will be assessed.

Should the Board rule against the homeowner, the assessment of Fines will resume from the "Boars Date of Notification of Appeal Results". The Fines will continue to be assessed until the violation is remedied.

Adopted on: 4/2017

Revised on: 4/27/2017 #6