



Regal Point Homeowners Association Rules Enforcement - Fining Policy

At its meeting on September 10, 2014, the Board of Directors voted unanimously to approve a policy for fining homeowners for rules violations as permitted and outlined in Article 12 of the Master Deed and Article 12, Section 12.2 of the Bylaws of Regal Point Homeowners Association. This decision was regrettably reached since all other methods of enforcement of our rules and regulations have failed to produce satisfactory results.

The policy shall be as follows:

1. The Covenants Committee, or the Board at its discretion, shall determine the existence of a violation of the Association Rules (as detailed in the "Master Deed Restrictions", "Rules & Regulations" and the "Administrative Resolutions") and give written notice to homeowner allowing 10 days to correct the violation or be heard by the Board. If notice is issued by the Covenants Committee, it will simultaneously advise the Board of the violation.
2. If the violation is not corrected or if the homeowner has not contacted the Board within the allowed 10 day time frame, the Board will levy the appropriate fine and send written notice to the homeowner of its action.
3. The amount of the fine will be \$10 for each day the violation remains uncorrected. (As per Article 12, Section 12.2 of the Bylaws: "each day a violation continues after notice it shall be considered a separate violation").
4. If the homeowner fails to correct the violation, The Board has the right to correct the violation through whatever method it sees fit including the option of engaging an outside contractor. The homeowner will be responsible for any cost incurred for the correction plus an additional \$100 administrative fine.
5. Collection of fines will follow the same procedure as collection of assessments and be subject to the same penalties and late fees applicable to delinquent accounts.