

Stony Ridge Condominium Association Policy Statement

Policy Number: SR17

Policy Title: Violations and Fines

Policy Adopted: February 2019

Policy Revised: November 2020

Policy Statement: A violation by any co-owners, occupants, tenants, or guests of any of the provisions of the Stony Ridge Bylaws or Association Policy Statements shall be grounds for an assessment by the Association of the monetary fines against the involved co-owners, acting through its duly constituted Board of Directors. Co-owners shall be deemed responsible for any such violations whether they occur as a result of his/her personal actions or through the actions of family members, guests, tenants, or any other persons admitted by the co-owners to the condominium premises.

- A) Upon being informed of an alleged violation the Board shall instruct the Management Company to investigate the alleged breach of the rules and report their findings to the Board. Should the complaint be found to be valid the co-owners will be notified in writing of the violation and exactly what bylaw or policy he/she is in violation of. This notice shall include pertinent data such as, but not limited to, as date, time of the event, person, and/or property involved in the infraction and a description of the factual nature of alleged violation.

The notice shall also include what steps are necessary to mitigate the breach of the regulations. The notice shall be delivered either by 1st Class U.S. Mail or hand delivered to the co-owner's address or to the representative of the said co-owners. If U.S. Mail is used [due to possible slow delivery times] an email will also be sent to the co-owners by the Management Company's staff.

- B) The offending co-owners shall be given the opportunity to appear before the Board to offer evidence in defense of himself/herself regarding the alleged regulation violation. The co-owner's appearance before the Board shall be scheduled at the Board's next regular meeting unless that meeting is less than 10 days after the co-owners have been notified of the violation. It is proper for the Board to schedule a special meeting to handle the violation in question if the majority of the Board deems it necessary.
- C) Should the co-owners fail to respond to the violation notice within 30 days or fail to appear at a mutually agreed upon meeting date and time, the co-owners are in default and no appeal of the Board's findings will be considered.

- D) At the scheduled violation hearing the co-owners may present to the Board factual evidence defending his/her standing on the issue at hand. The Board will discuss what has been presented and will then vote whether the violation is valid or not. This shall be decided by a simple majority vote of the quorum. The decision of the Board is final.
- E) The fines for any violation of the “Master Deed and/or the Bylaws” and if the offending co-owners have been found to be in default, or guilty of violating a policy, the following fines shall be imposed [see Article XX – Assessment of Fines, Section 1, 2, 3 and 4]:

Fine Schedule:

First Violation:

No fine shall be levied

Second Violation:

A Twenty-five dollar [\$25.00] fine will be levied

Third Violation:

A Fifty dollar [\$50.00] fine will be levied

Forth or Subsequent Violations:

A One Hundred dollar [\$100.00] fine will be levied.

- F) All assessed fines pursuant to violation of the “Master Deed and/or the Bylaws” against the co-owners are due and payable together with the regular monthly assessment on the first day of the next following month. Failure to pay the fine will subject the co-owners to all the liabilities set forth in the “Master Deed and/or the Bylaws”.