

# VENU CONDOMINIUM ASSOCIATION REVISED FINE POLICY AND APPEAL PROCESS

Effective 2/1/2010

## FINE POLICY

ENTERED BY:  
MEL

The following Revised Fine Policy and Appeal Process shall be followed for the Venu Condominium Association:

**FIRST NOTICE:** An initial notice of the violation shall be mailed to the Owner requesting compliance within ten (10) days - **NO FINE**.

**SECOND NOTICE:** If violation still exists ten (10) days after the date of the first notice, a second notice requesting compliance within ten (10) days shall be mailed to the Owner. A **\$25.00 FINE** will be assessed with the second notice and is due immediately.

**THIRD NOTICE:** If violation still exists ten (10) days after the date of the second notice, a third notice requesting compliance within ten (10) days shall be mailed to the Owner. A **\$75.00 FINE** will be assessed with the third notice and is due immediately. In addition, amenity cards will immediately be deactivated and all access to amenities will be denied until the violation is corrected and all fines are paid in full.

**CONTINUING VIOLATIONS:** If the violation continues without resolution ten (10) days after the date of the fourth notice, a **FINE of \$200.00** shall be assessed **every ten (10) days** until the violation is resolved. In addition, the Board of Directors shall have the right to remedy the violation and/or take legal action, the cost of which shall be billed to the Owner and collected in the same manner as assessments.

**FINES:** No fine shall be imposed without first providing a notice of the violation from the Association to the Owner describing the violation and stating that failure to correct the violation within ten (10) days or ***another recurrence of the same violation within three (3) months*** of the original violation shall make the Owner ***subject to imposition of a fine***. Failure to pay any fine shall subject the Owner to the same potential penalties and enforcement as failure to pay any assessments under Sec 7.7 of the CC&Rs.

**SELF HELP:** Pursuant to Sec 5.4 of the CC&Rs, if any portion of any Lot is so maintained as to present a public or private nuisance, substantially detracts from the appearance or quality of the surrounding Lots, is being used in a manner which violates the Governing Documents or if the Owner is failing to perform any of its obligations under Governing Documents, the Board shall provide written notice to the offending Owner that unless corrective action is taken within fourteen (14) days, the Board may cause such action to be taken ("Self Help") at such Owner's cost.