PAWLEYS PLACE HOME OWNERS ASSOCIATION, INC

VIOLATIONS OF THE ASSOCIATION'S, BY LAWS AND RULES AND REGULATIONS

FINE POLICY

Whereas, The Board of Directors is charged with the responsibility for enforcing the Declarations of Covenants and By-Laws duly adopted, and

Whereas, The Declaration of this Association directs the responsibility to the Board of Directors for such enforcement in Article IX Section One and By-Laws Article VI Section 1(A)

Whereas, The Association has contracted with a professional management company to provide Management services and supervision over certain specific contract services to the Association and

Now Therefore, be it resolved that the Board of Directors has selected to authorize its Managing agent to carry out the following policy with respect to all the Declarations, By-Laws and Rules and Regulations enforcement, reserving to itself the right to modify and Intervene in certain cases, as the Board may see fit.

1. Members violating the community's governing documents will be served written notice describing the nature of the violation, the proposed sanction to be imposed, a period of not less than fourteen {14) days within which the violation is remedied and the penalty fine to be imposed in accordance with Article IX Section One and By-Laws Article VII Section 1(A).

2. If the violation is cured within a 14-day period, imposition of sanctions is to be suspended.

3. If written appeal Is received from the member in violation within the 14-day period, the Board of Directors shall be notified to review the facts and findings for any grounds for possible reconsideration.

4. If no cure or appeal is received from the member in violation within the 14-day period the member will be served written notice via regular mall that a **$150.00** fine has been imposed. If the member fails to cure the violation after 14 days, the member will be served written notice via regular {and certified) mall that an **$300.00** fine has been imposed. A fine of **$600.00** per repeated violation thereafter shall be charged to the members account, if the violation is not corrected within the time frame noted in notice.

5. For recurring violations {those of a non-continuous nature), member will be served notice describing the nature of the violation and the penalty fine to be imposed for failure to comply with the violation. Upon a second notice of the violation within a 12-month period, the member will be served written notice via regular mail that a **$150.00** fine has been imposed. Upon a third notice of the violation within a 12-month period, the member will be served written notice via regular {and certified} mail that an **$300.00** fine has been imposed. Upon a fourth notice and subsequent violations within a 12-month period, the member will be served written notice via regular (and certified) mail that a **$600.00** fine has been imposed.

6. After four written notices have sent, and the violation{s) have been ignored, the Association may turn the issue over to an attorney's office. Specific options used by attorneys may include obtaining a personal money judgment; placing a lien on the offender's property, foreclosure, and referral to a collection agency.

7. Any homeowner who commences work of any nature that alters the exterior of their unit or the common area adjacent to their unit, without using the ACC submission process, applying for and receiving prior approval from the Architectural Control Committee (ACC) and the Board of Directors, will be **automatically** fined **$150.00** first offense, **$300.00** second offense, **$600.00** for third and subsequent offenses.

8. The Association may elect to enforce any provision of by self- help including, but not limited to the towing of vehicles that are in violation, by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity of compliance with the notice and hearing procedure set forth above. In any such action, to the maximum extent permissible, the owner or occupant responsible for the violation of which abatement s sought shall pay all costs, including reasonable attorney's fees actually incurred.

This is to certify that the foregoing resolution was adopted by the Pawleys Place Homeowners Association Board of Directors by unanimous consent, on September 12, 2023. This policy becomes effective as of 25 October 2023 until such date as it may be modified, rescinded or revoked.

Dean Richey, President
Pawleys Place HOA

October 25 2023
Date