

LAUREL VALLEY CONDOMINIUM ASSOCIATION

FINE RULES AND REGULATIONS

Upon authority granted under Article VI, Section 11 of the Condominium Bylaws for Laurel Valley Condominium Association, and upon resolution of the Board of Directors, the following Fine Rules and Regulations are adopted on this 16 day of October, 2012. These Fine Rules and Regulations shall become effective thirty (30) days after mailing or delivery to the designated voting representative of each co-owner.

FINES

A. Notice of Violation

1. Upon violation of the Laurel Valley Condominium Documents (Master Deed, Condominium Bylaws and Rules and Regulations) by a co-owner, or the co-owner's guests, agents, tenants, invitees or licensees, monetary fines may be assessed to the co-owner upon providing written notice and an opportunity to appear before the Board of Directors.
2. The notice shall contain an explanation of the alleged violation of the Condominium Documents and advise the co-owner of the right to appear before the Board of Directors upon written request within ten (10) days from the date of mailing the notice of the violation. Upon requesting a hearing before the Board of Directors, the Board of Directors shall invite the co-owner to offer evidence in defense of the alleged violation before it within the following thirty (30) days.

B. Hearing

1. The offending co-owner shall have the right to attend a hearing and offer evidence in defense of the alleged violation, in accordance with Section A. above. The failure of the co-owner to request a hearing within the ten (10) days provided, or to appear at a requested hearing, shall result in the Board of Directors deeming the co-owner in default, and the Board of Directors shall be automatically entitled to levy the appropriate fine against the co-owner as provided in Section C.
2. A co-owner may bring witness(es) to the hearing upon advance notice being provided to the Board of Directors.
3. The Association may produce witness(es) in response to the alleged violation.

4. Upon reviewing the evidence and witness statements, the Board of Directors shall render a decision in regard to whether or not a violation occurred. If the violation was substantially the fault of the co-owner or the co-owner's guests, agents, tenants, invitees or licensees, a fine shall be levied in accordance with Section C. below. The decision of the Board of Directors shall be final.

C. Levying An Assessment Of Fines

1. A \$25.00 fine shall be levied for the first violation. A \$50.00 fine shall be levied for the second violation. A \$100.00 fine shall be levied for the third violation. A \$200.00 fine shall be levied for any subsequent violations.
2. The fines levied pursuant to the above provision shall be assessed against the co-owner and shall be due and payable together with the regular condominium assessment on the due date for the next installment of the annual assessment. Failure to pay the fine will subject the co-owner to all liabilities set forth in the Condominium Documents, including without limitation, the remedies for collecting assessments as provided in Article II of the Condominium Bylaws.
3. The levy of fines shall be without prejudice to any other rights of the Association to obtain compliance with the Condominium Documents for Laurel Valley Condominium, including without limitation, the right to institute a lawsuit.

These Fine Rules and Regulations are hereby adopted this 16 day of October 2012 by a majority vote of the Board of Directors of Laurel Valley Condominium Association as reflected in the meeting minutes.

Laurel Valley Condominium Association

By: Kyle Brooks
Kyle Brooks, Its President