

GETZ'S WOODS HOMEOWNERS' ASSOCIATION

FINE POLICY

The Board, pursuant to the authority provided in PACS Title 68 Section 5302 (a) (11), adopts the fine policy set forth below.

PACS Title 68 Section 5302 (a) (11) allows the Board to impose charges for late payment of assessments and, after notice and an opportunity to be heard (i) to levy reasonable fines for violations of the declaration, bylaws and rules and regulations of the association, and (ii) for any period during which assessments are delinquent or violations of the declaration, bylaws and rules and regulations remain uncured, to suspend unit owners' rights, including, without limitation, the right to vote, the right to serve on the board or committees and the right of access to common elements, recreational facilities or amenities.

Accordingly, the Board hereby adopts the following fine policy:

A. Publication of Rules and Regulations

1. Copies of the Declaration (also referred to as CC&Rs), Bylaws, and all existing Rules and Regulations are posted to the Association's website at www.getzs-woods.com.

B. Original Warning

1. If an Owner violates the Declaration or any of the Rules and Regulations, the Association will mail a warning letter to the Owner at his address.
2. For any ongoing violation (such as failing to maintain the yard, failing to maintain the exterior of a Unit, failing to obtain Architectural Committee approval where required, etc.), the Owner will have **15** days to correct the violation.
3. For any violation that is a single occurrence (such as failure to properly store garbage cans or trash containers, exterior parking or storage of prohibited vehicles, recreational vehicles or commercial vehicles, accumulation of rubbish or debris, etc.) the Owner will have **10** days to correct the violation. Any repeat of the violation within the next twelve (12) months will be subject to fines without further notice.

C. Notice of Violation

1. If an Owner fails to correct an ongoing violation within **15** days or fails to correct a single occurrence violation within **10** days or commits another single occurrence violation within 12 months after being warned, the Owner will receive a Notice of Violation.

2. The Notice of Violation will state the provision of the Declaration, Rules, or Regulations that have been violated and the amount of the fine that is being assessed.

D. Opportunity to Dispute Violation

1. If an Owner disputes that he or she has violated the Declaration, Bylaws, Rules or Regulations, the Owner must notify the Board in writing, within 10 days of receiving the Notice of Violation. The notice must state that the Owner disputes the violation, a reasonable explanation for the violation, and that the Owner would like an opportunity to be heard by the Board.
2. The Board will allow the Owner to dispute the violation in person at the next regularly scheduled Board meeting or the Board may choose to hold a special meeting to address the dispute.
3. The Owner will have up to 10 minutes to present his case. The Board may allow additional time at its discretion.
4. The Board may meet in private after the Owner's presentation to discuss its decision.
5. The Board will advise the Owner of its decision either verbally at the meeting or in writing within 14 days.
6. Failure of an Owner to notify the Board of its intent to dispute the Notice of Violation within 10 days, or failure to appear at the meeting to dispute the violation, will forfeit the Owner's ability to dispute the violation.
7. The Owner and/or the Board may have an attorney present at the meeting.
8. Any Board member who is subject of a violation may not participate in and must abstain from any hearing or determination in his or her capacity as a Board member with regard to the disposition of such violation.

E. Fines

1. If the Board determines that the Notice of Violation should be withdrawn, there will be no fines.
2. If the Board determines that the Notice of Violation was correct, the fines for the violation will begin from the date on the Notice of Violation.
3. For any ongoing violation, in addition to any other remedies available under the Declaration, Bylaws or Rules and Regulations, the fines will be as follows:
 - a. Original fine will be \$50.
 - b. An additional \$10 fine will be assessed daily until the violation is remedied.
4. For any single occurrence violation, in addition to any other remedies available under the Declaration, Bylaws or Rules and Regulations, fines will be as follows:
 - a. The first occurrence within 12 months will be \$50.
 - b. The second and any additional occurrences will be \$100.
 - c. Until 12 months pass between violations, each new occurrence will result in a Notice of Violation, not a Warning.

5. The Board may change the amount of fines from time to time.
6. The rights of any Owner under the Bylaws will be suspended during any time period that such Owner is in violation of the Declaration or any Rules and Regulations or any fines or assessments are unpaid, including, without limitation, the right to vote and the right to serve on the Board or committees.

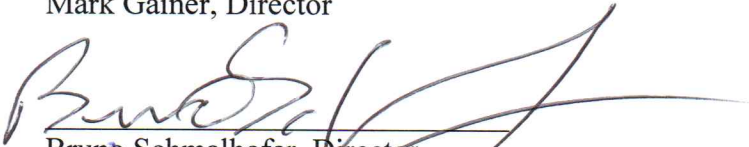
F. Fines as Liens against Unit

1. All fines, including collection fees, court costs, attorney fees and interest charges will be assessed against the Lot and may result in liens against the Lot if unpaid.
2. All fines will accrue interest and penalties if not paid in the same manner as unpaid assessments.
3. Payments from an Owner will be applied in the following order, regardless of any dispute or notation or instructions placed on the payment: Interest, late fees, costs of collection including attorneys' fees, fines, then regular assessments.

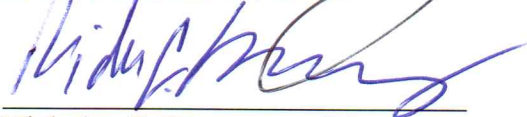
Approved: September 12, 2024



Mark Gainer, Director



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