

VILLAGE TOWNHOMES, INC.

FINE POLICY

In order to enforce the Association's CC&Rs, Bylaws, Policies and Rules & Regulations, the Board of Directors may levy and collect reasonable fines and costs associated therewith and as established by the Board of Directors. The fines will be levied to the Homeowner's ("Owner") account in the form of a special assessment for the violation(s) by the Homeowner, members of his or her family, invitees/guests, licensee, tenants or lessee of said Owner(s) or lessor(s).

THE STANDARD PROCESS AND FINES TO BE LEVIED FOR VIOLATIONS ARE AS FOLLOWS:

1. SCHEDULE OF NOTICES

- First Offense: Written warning to owner (within 30-day period)
- Second Offense (Same Offense): Hearing/Fine
- Continued Same Offenses: Enforcement In Accordance with Fine Policy below

2. FINE POLICY SCHEDULE

Penalties (fines) for non-compliance of Association's governing documents may also be assessed, after notice and a hearing, in accordance with the following Fine Schedule:

- First Violation: \$100.00
- Second Violation (Same Infraction): \$150.00
- Third Violation (Same Infraction): \$200.00
- Fourth Violation (Same Infraction): \$300.00
- Additional violations of the same infraction will result in additional fines of \$100.00 increments from last fine amount.

Failure to pay the fines in the time as set forth herein may result in the filing of appropriate legal action. In addition, voting rights and the right to use the association's amenities may be suspended. The list above is not intended to be all-inclusive. Fines, etc. may vary and may increase depending upon the circumstances. Additions may be made as required; with proper notice given to all Members. Fines, etc. may be at the discretion of the Board of Directors; the amounts shall be predicated upon the severity of the violation and may include legal action. All legal fees or costs incurred by the Association to enforce violations or collect fines will be the responsibility for the home owner. It is each Owner's sole responsibility to inform their tenants of all Rules and Regulations. The owner is also responsible for any and all damage(s) caused by their tenants.

Anyone wishing to report an alleged violation of the Rules and Regulations or CC&Rs may do so by contacting the property management company. Violations should be reported in writing. The identity of the person reporting the violation will not be disclosed to the owner involved.

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