

## **Fenner Glen HOA Fine Schedule and Enforcement Policy**

The Fenner Glen Board has a Fiduciary obligation to enforce the governing documents and avoid any legal action by a member of the Association for failing to do so. As permitted by Fenner Glen Condominium Bylaws Article IV, Section 2(f), the Board of Directors established the following fine schedule.

The Board shall assess monetary fines on a weekly basis, where applicable according to the following schedule:

### **Schedule of Fines**

### **Ref: ARTICLE VII**

1. Residential Use	Sec. 1. (b) i.	\$50.00 per week
2. Home Occupation	Sec. 1. (b) ii.	\$50.00 per week
3. Animals	Sec. 1. (b) iii.	\$50.00 per week
4. Trash Cans	Sec. 1. (b) iv.	\$50.00 per week
5. Approval of Construction: *		
a. Tree Removal	Sec. 1. (b) v.(2).	\$5,000.00 each tree *
b. Architecture	Sec. 1. (b) v.(3).	\$100.00 per week *
c. Swimming Pools	Sec. 1. (b) v.(3).	\$100.00 per week *
d. Garages	Sec. 1. (b) vi. (3)	\$100.00 per week *
e. Storage Buildings	Sec. 1. (b) vi. (5).	\$100.00 per week *
6. Lawns / Landscape Maintenance	Sec. 1. (b) vii.	\$50.00 per week
7. Recreational & Commercial Vehicles	Sec. 1. (b) viii.	\$100.00 per week
8. Parking Violations	Sec. 1. (b) viii.	\$25.00 per day
9. Fences	Sec. 1. (b) ix.	\$50.00 per week
10. Satellite Dishes	Sec. 1. (b) x.	\$50.00 per week
11. Hunting	Sec. 1. (b) xi.	\$500.00 ea. violation
12. Furniture, Equipment	Sec. 1. (b) xii.	\$50.00 per week
13. Nuisances	Sec. 1. (b) xiii.	\$25.00 per occurrence

This above list is not complete or comprehensive. All other violations not listed or specified above will result in reasonable fines up to \$500.00 per week.

The Associations cost of exercising its right and administering its responsibilities under the Condominium Bylaws (Exhibit A) shall be Expenses of Administration (as defined in Article V), provided that the Association shall be entitled to recover its costs including actual Attorney Fees of Proceeding against a breach by a co-owner as provided in Article XII, subsection 1(b).

\*An Exterior Alteration Application must be submitted and approved before any Architectural improvements / modifications can be made. If the application is not submitted and approved prior to commencement of the work, fines can be imposed from the day the work began, following notice to the co-owner.

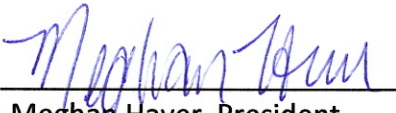
## Procedure


- First Violation: A courtesy letter citing the specific violation(s) and requesting correction of said violation(s) within 3 days.
- Second Violation: A letter sent requesting the co-owner to appear at a hearing before Board of Directors to address the cited violation(s). The letter will identify the nature of the violation(s), date, time and location of the hearing. If the co-owner fails to appear at the hearing or provide written evidence on his/her behalf, a monetary penalty will then be imposed against the co-owner. The Board of Directors will notify the co-owner, in writing, of the decision.
- Continuing Violation: The Board may impose a continuing monetary penalty, assessed on a weekly basis, without additional notice or hearing, until the infraction or violation has been remedied.
- Repeat Violation: Hearing letter sent to co-owner. (A repeat violation occurs when a person violates the same provision of the Association's governing document more than once and has already been given the appropriate warnings and hearing. A repeated violation will result in an immediate doubling of fines.)

There may be a repeat, continuing violation, in which case fines (which have been doubled) will be assessed on a weekly basis until the violation is corrected.

This Fine Schedule & Enforcement Policy was executed on this 18 day of July 2019.

Fenner Glen Property Management, Inc. a Michigan Corporation

By:   
Meghan Haver, President

  
Alan Fleshman, Secretary