

**PLAYER'S PLACE CONDOMINIUM ASSOCIATION, INC.
POLICY RESOLUTION REGARDING FINES FOR
VIOLATIONS OF RULES AND REGULATIONS**

WHEREAS, Article V, Section E of the By-Laws of Players Place Condominium Association ("Association") empowers the Board of Directors to adopt and amend rules and regulations covering the details of the operation and use of the common elements; and

WHEREAS, Article IX of the By-Laws authorizes the Association to assess fines for violations of the rules and regulations or any use restriction in the Master Deed or By-Laws except that no fine may be levied for any one violation that exceeds \$100.00; and

WHEREAS the Board of Directors has determined to set a standard fine for violations of the rules and regulations and the use restrictions in the Master Deed and By-Laws;

NOW, THEREFORE, be it resolved that the Board of Directors hereby adopts the following resolution;

1. Fines shall be set at \$100.00 for any one violation of the Rules and Regulations or any use restriction in the Master Deed or By-Laws.
2. An initial notice of a continuing violation shall be provided to the offending unit owner by regular mail at the address on record with the Association and the unit owner shall be given a fourteen (14) day notice to cure. The period to cure may be extended by the Board of Directors at its discretion.
3. If the unit owner does not cure the violation within the period of time set forth in the initial notice or as extended by the Board of Directors, a fine shall be assessed upon due notice to the offending unit owner by regular mail at the address on record with the Association.
4. In case of certain non-continuing violations, the first notice shall be a warning but in the event the violation is repeated, a fine may be assessed immediately with no warning notice provided. Notice of the fine shall be provided to the offending unit owner as set forth above.
5. In the event a continuing violation is not cured upon subsequent notice to the offending Unit Owner additional fines of \$100.00 may be imposed at least monthly.
6. In appropriate cases, as determined by the Board, including repeat violations, the Association reserves the right to impose a fine without first providing a fourteen (14) day notice to cure.
7. Unit owners are responsible for payment of all fines even when a tenant occupies the property.

*Mailed to all owners
11-11-19*

8. Collection of unpaid fines may be enforced against the unit owner as an unpaid assessment.

9. Fines may be waived by the Board of Directors in such circumstances as the Board deems appropriate.

10. All notices of violations and fines shall include a statement that the unit owner has a right to request Alternative Dispute Resolution regarding the matter in dispute.

This resolution is adopted this 7 day of November, 2019 by the Board of Directors

Attested:

Player's Place Condominium Association, Inc.

BY: 

President