

**FINING RESOLUTION FOR
THE MEADOWS AT CHESTNUT RIDGE HOMEOWNER'S ASSOCIATION**

WHEREAS, the Board of Directors of the Meadows at Chestnut Ridge Homeowner's Association has the authority to assess fines against any owner for any violation of the "Declaration of Covenants, Conditions and Restrictions of The Meadows at Chestnut Ridge", for which said owner of their family members, tenants, guests or other invitees are responsible.

WHEREAS, the Homeowner's Association Management Board of Directors shall be notified of all non-compliance issues.

NOW, THEREFORE, BE IT RESOLVED THAT the following fining system is hereby adopted by the Board of Directors. This replaces all previous fining policies prior to this date (1 March 2021).

"OWNERS" shall be subject to fines as follows:

Step 1: A letter will be sent to the owner regarding the non-compliance issues with the expectation of compliance within ten (10) days from the postmarked date on the letter.

Step 2: If the non-compliance is not resolved within ten (10) days from letters postmarked date, it will be considered a second offense of the same occurrence. The Board has the authority to levy a \$25.00 fine. The Board of Directors will provide written notice, via certified letter, to the owner with non-compliance.

Step 3: If ten (10) days after post marked date sent on certified letter, the non-compliance continues to persist; it will be considered the third offense of the same occurrence. The Board has the authority to levy a \$50.00 fine, which will be doubled every week the violation is not remedied. At any point, the Board of Directors reserves the right to take legal action if deemed necessary.

WHEREAS, the violation presents an eminent health or safety hazard, the Board of Directors will take immediate action to correct the violation. This may include, but not limited to, towing vehicles illegally parked and those parked in such a manner they present a safety concern. The owner will be responsible for all incurred costs.

Failure of the Board of Directors to enforce any provision, covenant, restriction, or rule and regulation shall in no event be deemed a waiver of the right to do so thereafter.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the Above Resolution outlining the fining policy.

This resolution is "approved" by the Board of Directors on January 28, 2021.

By (Print Name): Tim DeVito
By (Sign Name): T DeVito Title: HOA President