

CRYSTAL CREEK HOA RULES AND REGULATIONS VIOLATION PENALTIES

The Board of Trustees of the Crystal Creek Homeowners Association, on August 17, 2011 approved the following rules and regulations violation penalties. These penalties are effective September 1, 2011.

A notice citing the specific Declaration, By-Law or Rule violation(s) will be sent to the Unit Owner (and to the occupant, if other than the Owner). As applicable, the notice will require the cause of the violation to be removed or corrected within fifteen (15) days of receipt of notice, or the Unit Owner (or occupant) must respond in writing to the Board to request a hearing on the matter. Failing to correct the violation or to respond with a hearing request will result in a fine of one hundred dollars (\$100.00).

1. If the cited violation persists:
 - a. A second notice will be sent including notice of the one hundred fifty dollars (\$150.00) fine. Failure to pay this fine and either correct the cause of the violation or submit a written request for a hearing with fifteen (15) days of receipt of notice will result in an additional fine of two hundred dollars (\$200.00). A third notice and final notice will be sent fifteen (15) days following the second notice if the cause of violation is not corrected or a written request for a hearing is not submitted. Failure to respond to the third notice will result in an additional fine of two hundred and fifty dollars (\$250.00).
 - b. The Board of Trustees will pursue legal action when deemed necessary. Any legal fees incurred by the Board of Trustees, as a result of the violation, will become the responsibility of the Unit Owner.
 - c. After the final notice has been given, the Management Company, at the Unit Owner's expense, will remove the cause of the violation at the expense of the owner
2. All fines are due and payable no later than fifteen (15) days after receipt of each notice.
3. A late fee of twenty-five dollars (\$25.00) will be assessed each month that any fines remain unpaid. Any late fees are to be paid within fifteen (15) days after they are imposed.
4. If the Unit Owner requests a hearing and his/her appeal are denied, the Unit Owner will have fifteen (15) days after the hearing to correct the violation. Any fines imposed due to failure to respond to prior notices are still the responsibility of the Unit Owner.

5. Any repeat violations of the same kind within a rolling twelve (12) month period will result in automatic levying of fines and actions as described above.

The Board of Trustees has the authority to enforce the above via Court Action, if required.

In the event these guidelines are unclear or ambiguous, the Declaration, Articles of Incorporation, By-Laws and/or any applicable City Ordinances shall be controlling.

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