



## **FINE POLICY**

The following Fine Policy and Appeal Process shall be followed for The Condos at Mill River Association as per Article 18 *Enforcement*, section 18.3.5 of The Condos at Mill River CC&R's.

**FIRST WARNING NOTICE:** An initial notice of the violation shall be mailed via regular U.S. postal to the owner and tenant requesting compliance within five (5) days or a longer period as set by the Board -- **NO FINE.**

**SECOND WARNING NOTICE:** If the violation still exists after expiration of the first warning notice period, a second warning notice requesting compliance within five (5) days shall be mailed to the unit owner – **NO FINE.**

**THIRD WARNING NOTICE and FINE:** If the violation still exists after expiration of the second warning notice period, a third notice requesting compliance within seven (7) days shall be mailed to the unit owner. A \$25.00 fine will be assessed with the third notice and is due immediately.

**FOURTH WARNING NOTICE and FINE:** If the violation still exists seven (7) days after mailing of the third notice, a fourth notice requesting compliance within five (5) days shall be mailed to the unit owner. A \$50.00 fine will be assessed with the fourth notice and is due immediately.

**CONTINUING VIOLATIONS:** If the violation still exists five (5) days after the fourth notice, a fine of \$50.00 shall be assessed **every day**, commencing on the 6<sup>th</sup> day following mailing of the fourth notice, until the violation is resolved. In addition, the Board shall have the right to remedy the violation and/or take legal action, the cost of which shall be billed to the owner and collected in the same manner as assessments.

**FINES:** A fine shall not be imposed without first providing two (2) written warnings to the unit owner describing the violation and stating that failure to correct the violation within the periods specified with the warnings, or another recurrence of the same violation within six (6) months of the most recent violation, shall make the unit owner subject to imposition of a fine. Failure to pay any fine shall subject the unit owner to the same potential penalties and enforcement as failure to pay any assessments under Article VII of the Bylaws of Condominium Owners of Mill River.

The Board reserves the right to take any action permitted by law or the CC&Rs, in addition to the above mentioned fine policy.