

GREENWOOD POINT HOMEOWNERS' ASSOCIATION
SCHEDULE OF PENALTIES FOR RULE VIOLATIONS
Effective: March 1, 2013

SCHEDULE OF ASSOCIATION ACTIONS AND PENALTIES FOR VIOLATION

1. Upon discovery of a documented violation of the Covenants, the Association will issue a **Notice of Violation**. The Notice will demand correction of the violation within 30 days of the date of the notice.
2. If correction is not made within 30 days, a fine of \$50 is imposed, payable upon demand. The Association will promptly make demand.
3. If the homeowner has responded within 30 days with a written **Plan of Correction**, specifying the time when correction will be completed and specifying the reason that correction will extend beyond the initial 30 days, the Association will approve or disapprove the Plan of Correction and will promptly notify the homeowner.
4. If a Plan of Correction is approved, continuing fines will not be imposed during the approved time allowed. After the approved time expires, a continuing violation will result in an additional fine of \$5 per day until violation is corrected.
5. If a Plan of Correction is not approved, a continuing violation will result in an additional fine of \$5 per day for each day after the initial 30 days, until the violation is corrected.
6. Whenever a violation has continued to the point that fines accrue \$250.00, the Association will make written demand for payment of the fines and may refer the matter to the Association's legal counsel.
7. The Association's legal counsel may be engaged to take enforcement action for correction of the violation. The cost of attorney's fees and any other costs of such action shall be added to the amount of fines owed.
8. The Association's legal counsel may be engaged to take action to make any unpaid fines, fees and costs a continuing lien upon the property.

If you have any questions, please contact a member of the A.C.C. Committee or Board Trustee.