

## **Forest Glen Station Homeowner's Association, Inc. Schedule of Fines**

In accordance with the Declaration of Covenants, Conditions and Restrictions for Forest Glen Station Homeowner's Association (Covenants) and the Covenant Committee Handbook, may impose fines for violations of the Covenants. These fines may be imposed for each violation of the Covenants. As required by Article 13, Section 13.6 of the Covenants, all fines are based on the assessment of costs and inconvenience to the HOA of violations of the Covenants, and are not to be punitive in nature.

*Wherefore*, the Board has determined that the following two categories of violations should be established based on the costs and inconvenience to the HOA:

Class A Violations:

**Property Violations:** violations based on permanent or semi-permanent modifications to the property without approval for the modification.

**Health and Safety Violations:** violations of any nature that could impact on the health and safety of the community.

Class B Violations:

**Nuisance/Behavior Violations:** any violation of the Covenants that does not rise to the level of a Class A violation, including property violations of a temporary nature.

In accordance with Article 13, Section 13.6 of the Covenants, each occurrence or recurrence of a violation, or each day during which the violation continues, shall be deemed a separate offense. As such, the number of separate occurrences or recurrences of the violation shall be used to determine whether the violation is a first, second, third, or subsequent violation, and the number of days during which the violation continues may be used as a multiple of the fine established for the violation.

*Wherefore*, the Board adopts the following fine schedule based on its assessment of cost and inconvenience of the violations in each category, and the number of separate offenses:

Class A Violations:

First violation:	up to \$100 plus the cost of repair and/or cleanup
Second violation:	up to \$150 plus the cost of repair and/or cleanup
Third violation:	up to \$250 plus the cost of repair and/or cleanup
Subsequent violation:	up to \$500 plus the cost of repair and/or cleanup

Class B Violations:

First violation:	up to \$25 plus the cost of repair and/or cleanup
Second violation:	up to \$50 plus the cost of repair and/or cleanup
Third violation:	up to \$100 plus the cost of repair and/or cleanup
Subsequent violation:	up to \$200 plus the cost of repair and/or cleanup

Any fine assessed shall be referred to the HOA's management agent for collection, and shall be due and payable within 30 days of notification of the assessment.