

GRESHAM LANE HOA FINE PROCEDURE

The Association has adopted a Fine Procedure for Violations of Architectural Control and Violations of the Use Restrictions as stated in the Association's Declaration of Covenants, Conditions and Restrictions.

Upon the first inspection and finding of a non-compliance issue a Courtesy Notice will be sent to you. The Courtesy Notice will indicate the date of inspection and the issue of non-compliance. The letter will request that you remedy this issue as soon as possible but no later than the next 10 working days. The letter will also ask that you please contact your community manager if there are circumstances causing this issue, preventing you from being able to remedy the issue, or to seek assistance in the resolution of the matter.

A re-inspection will be made after 10 working days. If at the time of re-inspection, it is determined that you have not remedied the issue of non-compliance, or contacted PSMT for assistance or to explain the extenuating circumstances, fines will be assessed as follows:

FINES:

Fine Amount:

New Violation:

Notice of Violation and Right
to Cure

Courtesy Reminder – Homeowner will have ten
days to correct the issue.

Repeat Violation:

2nd Notice (No Right to Cure)

\$100.00

3rd Notice (No Right to Cure)

\$125.00

4th Notice (No Right to Cure)

\$150.00

Continuous Violation:

**Amount TBD & may be subject to legal action
being taken by the HOA**

After 90 days of consecutive non-compliance, the Board will have the option of taking legal action to remedy the issue. In addition to the fines assessed, you will also be responsible to pay all attorney's fees and court costs accrued; and be subject to suspension of your voting rights and use of the recreational facilities until the issue of non-compliance is resolved. All monies collected for fines will go to the operating account of the HOA.

You are urged to read the enclosed list of Rules & Regulations listed from within the Restrictive Covenants for Gresham Lane HOA for your information and reference. You may view the document in its entirety at the Gresham Lane HOA community page from the PSMT website at www.propertyolutionsmt.com.

***All homeowners are responsible for the actions of their occupants/tenants.**

Gresham Lane HOA Board of Directors