

STONECREST 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 immediately and will provide a date of when the next inspection will occur. 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.

If at the time of re-inspection, it is determined that you have not remedied the issue of non-compliance within the timeframe given on the notice, and/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

Repeat Violation:

2nd Notice (No Right to Cure)

\$100.00

3rd Notice (No Right to Cure)

\$150.00

4th Notice (No Right to Cure)

\$200.00

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, court costs and any other applicable fees 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.

Examples of non-compliance/violations include, but are not limited to, the following: Prolonged parking in visitors spots of the townhomes section, street parking, blocking sidewalks, trash cans being left out in public view, unmaintained yards/home upkeep, improvements made without prior written approval from the HOA, etc.

You are urged to read the Rules & Regulations listed within the Restrictive Covenants for Stonecrest HOA to better understand what is and is not permitted within the Stonecrest community. You may view the document in its entirety at the Stonecrest HOA community page on the PSMT website at www.propertyolutionsmt.com.

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

Stonecrest HOA Board of Directors