

Tudor Branch Community Association, Inc.

Fines Schedule

WHEREAS Chapter 9, Sections 9.1, 9.2, 9.3, 9.4 and 9.5 and Exhibit "D", Chapter 8, Sections 8.1, 8.2 and 8.3 of the Tudor Branch Community Charter dated October 1, 2002 and recorded in Columbia County, provide that the Board of Directors shall have the power to impose reasonable fines, which shall constitute a lien upon the Owner's Lot, and to suspend an Owners' right to vote or to use the Common Property for any violation of the Declaration, bylaws, or any other Association rules and regulations to include pool rules.

LET IT BE RESOLVED THAT the following Schedule of Fines will be followed:

1. The Board of Directors is authorized to enforce timely assessment payments from owners, compliance with the governing documents and other policies enacted in accordance with the governing documents by assessing monetary penalties against homeowners for themselves, their guests, family and renters who are in violation of the restrictive covenants, community policies or pool rules.
2. Fines for specific offenses are:

Schedule of Fines	
Violation	Fine per Occurrence
Architectural Violations including but not limited to: *Exterior of all Buildings *Storage Buildings/Fences *Garbage Receptacles *Unapproved Structures *Satellite Dishes	\$25.00 per occurrence
Interest Charge	See Tudor Branch Community Charter
Late Payments	See Tudor Branch Community Charter
NSF Checks	See Tudor Branch Community Charter
Parking Violations	\$25.00 per occurrence
Pool Violations:	\$25.00 per occurrence
Landscape Maintenance and prohibited landscape	\$25.00 per occurrence
Attorney & Collection Fees	See Tudor Branch Community Charter

3. All unpaid fines are subject to the Collection Policy.

Notice and Response The Board or its delegate shall serve the alleged violator with a written notice describing (a) the nature of the alleged violation, (b) the proposed sanction to be imposed, (c) the alleged violator shall have 10 days to present a written request for a hearing to the Board or the Covenants Committee, and (d) a statement that the proposed sanction may be imposed as contained in the notice unless a hearing is requested within 10 days of the notice. If the alleged violator cures the alleged violation a notifies the Board in writing within such 10 day period the Board may, but shall not be obligated to, waive the sanction.

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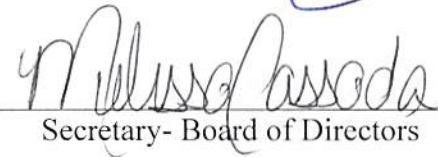
If a hearing is requested within the allotted 10-day period, the hearing shall be held before the Covenants Committee or the Board in executive session. Following a hearing by the Covenants Committee, the violator shall have the right to appeal the decision to the Board.

BE IT FURTHER RESOLVED that a copy of this resolution shall be added to the Governing Documents on the Association's web site.

This resolution was adopted by the board of directors on August 13, 2018 and shall be effective on August 13, 2018.



President - Board of Directors



Secretary - Board of Directors

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