

Central Park II Homeowners Association
Schedule of CCR Violation Fines
April 1, 2024

WHEREAS: Article VIII, Section 8.03 of the Covenants, Conditions, and Restrictions (CCRs), grant the Board of Directors with the power to conduct Association business and to protect community harmony by providing guidelines and a procedure for addressing conditions that disrupt that harmony.

LET IT BE RESOLVED THAT:

1. The Board of Directors is authorized to enforce timely assessment payments from owners, compliance with CCRs, By Laws and other policies enacted in accordance with the governing documents by assessing monetary penalties against owners, their guests, family and renters who are in violation.

2. Procedure:

a. A property owner shall be given written notice of any violations. The notice will specify the specific CCR(s) that was or is being violated, the potential fines that will be assessed and how it will be assessed. Continuous unabated violations require only one such notice.

b. Unless the safety or health of any person, or immediate damage to property is threatened, the property owner shall be given a reasonable amount of time to correct the violation. The timeframe will be specified in the notice. Fines shall continue until the violation(s) is corrected.

c. The Board of Directors shall determine all fines. For all violations that are not corrected in the time allowed in the notice, a fine for each day the violation continues, shall be assessed against the violating property owner.

d. Any unpaid fines are subject to the Central Park II Homeowners Association Collection Policy. Under that policy, the person or entity that is fined may be liable for attorney fees and collection costs.

3. Fee Structure for 2024:

Violations of Article IV, General Restrictions:

Non-Paint related violations will be assessed an initial \$150.00 fine for each violation not corrected by the date indicated on the Notice of Violation form. If the violation(s) continue to remain not corrected, the fine will increase by \$50 every fifteen (15) days until the violation is corrected, with a maximum of \$1000 per fifteen (15) days for each violation.

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Fine Schedule	Amount of Fine
1st Fine (Initial due date for correction)	\$150
2nd Fine (15 days past original due date)	\$200
3rd Fine (30 days past original due date)	\$250
4th Fine (45 days past original due date)	\$300
5th Fine (60 days past original due date)	\$350
6th Fine (75 days past original due date)	\$450
7th Fine (90 days past original due date)	\$500
8th Fine (105 days past original due date)	\$550
9th Fine (120 days past original due date)	\$600
10th Fine (135 days past original due date)	\$650
11th Fine (150 days past original due date)	\$700
12th Fine (165 days past original due date)	\$750
13th Fine (180 days past original due date)	\$800
14th Fine (195 days past original due date)	\$850
15th Fine (210 days past original due date)	\$900
16th Fine (235 days past original due date)	\$950
17th and every 15 days thereafter until violation is corrected (250 days past original due date)	\$1000

Painting violations will be assessed an initial fine of \$500 if not corrected within the identified timeframe on the Notice of Violation. If the violation(s) continue to remain not corrected, the fine will increase by \$50 every fifteen (15) days until the violation is corrected, with a maximum of \$1000 per fifteen (15) days for each violation.

Fine Schedule (Paint Violations)	Amount of Fine
1st Fine (Initial due date for correction)	\$500
2nd Fine (15 days past original due date)	\$550
3rd Fine (30 days past original due date)	\$600
4th Fine (45 days past original due date)	\$650
5th Fine (60 days past original due date)	\$700
6th Fine (75 days past original due date)	\$750
7th Fine (90 days past original due date)	\$800
8th Fine (105 days past original due date)	\$850
9th Fine (75 days past original due date)	\$900
10th Fine (90 days past original due date)	\$950
11th Fine (105 days past original due date)	\$1000

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ALL fines not paid will be turned over for collection on December 1 of the year they were incurred resulting in additional expense due from the owner including a potential lien being placed on the property. Fines will continue to be assessed based on fine schedule.