

The Retreat at Storm Branch Community Association, Inc.

Fines Schedule

WHEREAS the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to The Retreat at Storm Branch dated March 27, 2009 and recorded in Aiken 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 Owner's right to vote or to use the Common Property for any violation of the Declaration, bylaws, or any other Association rules and regulations.

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 or community policies.

2. Fines for specific offenses are:

	Schedule of Fines	
Violation	Fines per Occurrence	Additional Fine per Day
Architectural Violations including by not limited to: *Exterior of all Buildings *Storage Buildings/Fences *Garbage Receptacles *Unapproved Structures *Satellite Dishes	\$10.00 per occurrence	\$5.00 per day added to occurrence fine
NSF Checks	Bank fee added to occurrence fine	
Parking Violations	\$10.00 per occurrence	\$5.00 per day added to occurrence fine
Landscape Maintenance and prohibited landscaping	\$10.00 per occurrence	\$5.00 per day added to occurrence fine
Attorney & Collection Fees	Added to occurrence fine	

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 rebuttal 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 rebuttal is received within 10 days of the notice. If the alleged violator cures the alleged violation and notifies the Board in writing within such 10 day period the Board may, but shall not be obligated to, waive the sanction.

President



Treasurer

