

Sorrento South Property Owners, Inc.

Fines Policy

The Association may impose fines for violations to the Declaration of Covenants and Restrictions of the Association under the governing documents of the Association.

1. Upon report of a violation a letter will be sent to the homeowner(s) detailing the nature of the violation and a 30 day notice to remedy the violation, unless a quicker response is needed due to the nature of the violation or if the homeowner(s) repeats the same violation.
2. After the time frame to remedy the violation lapses and the violation is not remedied or there is no response on when the violation will be remedied, the board will, at the next regularly scheduled meeting, levy a fine. Following the board's decision, a letter will be sent by mail or hand delivered to the homeowner(s) notifying them of the date (not less than 14 days from the date of the letter) of a fining committee meeting being held to confirm or reject the fine. Homeowners may appear before the fining committee and be heard.
3. Notice of the fining committee's decision regarding any proposed fine will be delivered to homeowner in question by mail.
4. A Fine Committee of three non-board members appointed by the Board will determine the outcome of every proposed fine. A vote by the majority of the committee is required before the proposed fine can be imposed.
5. Any fine approved by a majority vote of the Fine Committee will become effective on the day of the approval, unless such effective date is not appropriate under the circumstances.
6. Any vote by the Fine Committee will apply only to the current fine and homeowner(s) and it will not set a precedent for future fines of similar or different violations by the same or different homeowners.
7. A fine imposed for each violation will be \$10.00 per day with an aggregate of \$1000.00 per violation. The fine will accumulate until the violation is remedied and the fine is paid. When the \$1000.00 aggregate is reached, additional collection and/or legal action may be commenced.

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8. A type of violation is treated independently of other types of violations and the fine amount and aggregate of \$1000.00 applies to each individual violation.
9. This Policy does not apply to non payments of Association assessments which are defined in "ARTICLE V. ASSESSMENTS" of the Declaration of Covenants and Restrictions.

Pursuant to a meeting held by the Board of Directors on September 25, 2017, the above policy regarding the enforcement of fines is hereby adopted:

IN WITNESS WHEREOF, I have set my hand as President of the Board, this 25th.day of September, 2017.



Diane Miller