

Fine Policy - North Shore Lake Villas Adopted by the Board of Directors February, 2015

NorthShoreLakeVillas Neighborhood Association, Inc. And Florida statute accommodates the establishment of a monetary fine process to assure that the association's bylaws and rules and regulations are followed. As approved by NSLV Documents, bylaws and rules and regulations set forth a series of expectations that promote harmony and maintain a favorable and aesthetically acceptable environment for all to enjoy.

The intent is to strike the proper balance between the desire of each homeowner to maintain individual properties as preferred with the fact that each homeowner has acknowledged and agreed to abide by NSLV bylaws and rules and regulations.

These monetary fines have been formulated to insure that home exteriors, common areas and certain other specific issues are addressed in a manner that will benefit all unit owners. These penalties are also intended to guarantee respect and considerations for each homeowner's rights and expectations for the use and enjoyment of the property, along with assisting in maintaining a fair appreciation of each individual's property.

These guidelines/ rules apply to all home owners and their authorized guests or tenants, which remains the homeowner's responsibility to inform them of this supplement. The owner is responsible (fines/ and resolution) for any infraction conducted by said guests/tenants.

Violations are defined as:

1. Improper handling of trash containers and other disposables, such as, but not limited to:
 - a. early placement
 - b. failure to remove and store on time
2. Failure to maintain acceptable landscape appearance, such as, but not limited to:
 - a. degradation of turf due to lack of watering or other issues under the control and responsibility of the homeowner
 - b. trimming and otherwise maintaining plants, bushes and trees under control and responsibility of the homeowner
3. Failure to follow procedures for rental applications, such as, but not, limited to:
 - a. no or untimely submittal of application in advance of rental
 - b. rental without board approval
 - c. inaccurate, incomplete, or missing identification of primary tenants subject to background checks
4. Failure to comply with pool regulations
5. Accumulation of eyesore or nuisance items as restricted by NSLV bylaws and rules and regulations
6. Overnight parking in restricted areas
7. Outside storage of unauthorized items
8. Improper maintenance or upkeep of mailboxes
9. Failure to properly maintain a mildew and mold free driveway and lanai

10. Failure to maintain personal pool or spa
11. Failure to follow Architectural Review Committee procedures, including but not limited to:
 - a. failure to submit ARC request
 - b. failure to comply with ARC approval requirements and restrictions
 - c. failure to correct noted ARC deficiencies to attain conformance to requirements
12. Any other violation of the NSLV bylaws or rules and regulations

Process

NSLV homeowners will be given the opportunity to address each reported infraction; by using standard NSLV remediation procedures: These standard procedures include due written notice of dispute of violation in writing to the Property Manager.

Each homeowner cited to be in violation of any of the compliance issues listed above shall be assessed a minimum \$100.00 fine for each violation ; and has fourteen(14) days to respond to Management Company as to resolution/ or dispute of violation.

In the event that adequate corrective action or communication is not taken by owner within fourteen (14) days, homeowners are subject to a continued fine that will increase (i.e. first violation \$100.00 fine, second violation \$150.00, third violation would then be \$200.00 etc.)

The time frame for resolution is generally:

- 14 days to correct or communicate with Management Company (100.00 fine placement with owner)
- 30 days second communication to owner to correct or communicate with Management Company (150.00 fine placement with owner)
- 45 days Final communication to owner to correct /communicate with Management Company (200.00 place on owner's ledger for collection)

Homeowners have the right to appeal the assessment of a fine within seven (7) days of receipt of **first notice** from the management company - and then request a Hearing with the Fine Committee at the next Board Meeting Date.

The Hearing verdict from Fine Committee will be given to the owner no later than 30 days from Hearing Date.