

Lakeview Estates Condominium
Amendment to Rules & Regulations
July 1994

Assessment of Fines

The violation by any co-owner, occupant or guest of any of the provisions of the Condominium Documents included any duly adopted Rules & Regulations shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines against the involved Co-owner. Such Co-owner shall be deemed responsible for such violations whether they occur as a result of his personal actions or the actions of his family, guests, tenants or any other person admitted through such Co-owner to the Condominium Premises.

Upon any such violation being alleged by the Board the following procedures will be followed:

- Notice of the violation, including the provision violated and the specifics of the alleged offence shall be sent by first class mail, postage prepaid, or personally delivered to the representative of said Co-owner at the address shown on the Association records.
- The offending Co-owner shall have an opportunity to appear before the Board and offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting.
- Failure to respond to the Notice of Violation constitutes a default.
- Upon appearance by the Co-owner before the Board and presentation of evidence of defense, or, in the event the Co-owner(s) default, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board decision is final.

Upon violation of any of the provisions of the Condominium Documents and after default of the offending Co-owner or upon decision of the Board as recited above, the following fines shall be levied:

- First Violation - no fine shall be levied
- Second Violation - Fifty Dollars (\$50.00)
- Third and Subsequent Violations - One Hundred Dollars (\$100.00)

The fines levied pursuant to the above shall be assessed against the Co-owner and shall be due and payable together with the regular Condominium assessment on the first of the next following month. Failure to pay the fine will subject the Co-owner to all liabilities set forth in the Condominium Documents.

Late Fees on Assessment

Monthly assessment are due and payable the first of each month. Assessment not received prior to the 10th of the month will be considered late and a late fee of \$20.00 will be added to the Co-owners account. Late fees levied pursuant to this section shall be due and payable together with the regular Condominium assessment on the first of the next following month. Failure to pay the fine will subject the Co-owner to all liabilities set forth in the Condominium Documents.