

**LOGANS RUN HOMEOWNERS ASSOCIATION
FINING PROCEDURE & SCHEDULE (April 5, 2017)**

The Board has established the following enforcement procedures and penalties for infractions of the Homeowners Rules and Regulations.

An infraction will be deemed to have occurred when the Board of Directors becomes aware of a perceived violation and has authorized sending a Notice of Infraction to the homeowner concerned. The notice normally will be sent by the Property Manager.

The notice must set forth the nature and detail of the rule(s) violated.

It must set a reasonable time for the homeowner to take corrective action and or respond to the violation.

It must alert the homeowner as to the penalties for failure to take corrective action by the date set forth in the notice.

FIRST NOTICE OF VIOLATION: The owner will be notified by written memo and requested to eliminate the violation immediately or, depending on the violation, within 15 days

SECOND NOTICE OF VIOLATION: If the homeowner is still in non-compliance at the end of the 15th day a USPS Certified letter will be sent and a fine of \$25 per/ Month will be assessed.

In the event the homeowner has not responded, or taken corrective action and has accrued \$ 1500.00 in fines, the Property Manager may, at the discretion of the Board, file a lien on the property of the homeowner.

GREECE TOWN CODE AND ZONING VIOLATIONS: In the event of any violation of a Town Code, or Zoning ordinance, the homeowner will be notified in writing and requested to eliminate the violation within 7 days. If the homeowner remains in non-compliance at the end of 7th day, a USPS Certified letter will be sent and a fine of \$150.00 per Month will be assessed commencing the day following the compliance deadline set.

In addition , the Board of Directors may request the Property Manager to inform the Town of Greece, of any Town Code violations as deemed appropriate.

NOTE: Homeowners should be aware that the Town of Greece has specific fines/penalties for violations of Town Codes/Ordinances. Depending upon the violation/infraction these fines/penalties would be in addition to our Home Owner Association (HOA) assessments and in some cases, are much more severe than HOA imposed fines.

Subsequent offenses for the same violation within a one year time frame from the last violation will be treated as a continuation of the original violation.

The Board reserves the right and has the option to levy stiffer penalties where serious infractions are present. Under such circumstances, homeowners will be notified by USPS Certified letter – fines assessed will be immediate, irreversible and may be assessed daily.