

Castlegate Community Association

CC&R Violation Fine Policy – Adopted 2010

The Board of Directors of Castlegate Community Association has adopted the following fine policy to continue to enforce the provisions of the Declaration of Covenants, Conditions, and Restrictions.

1st Violation: The first written warning is delivered via US Mail to the Homeowner stating the violation. The homeowner is allowed 14 days to correct the violation or they will receive a second notice which will include a fine added to their homeowner account.

2nd Violation: The second written notice is delivered via US Mail to the Homeowner stating that they have not corrected the violation and that their account has now been charged a fine of \$25. The homeowner is advised that they have an additional 14 days to correct the violation or they will receive additional fines to their account.

3rd Violation: The third written notice is delivered via US Mail to the Homeowner stating that violation has not been corrected and that the homeowner's account has now been charged an additional \$50. The homeowner is now given an additional 14 days to correct the violation or they will receive additional fines.

4th Violation: The fourth written notice is delivered via US Mail to the Homeowner stating that violation has not been corrected and that the homeowner's account has now been charged an additional \$100. The homeowner is now given an additional 14 days to correct the violation or they will receive additional fines.

5th Violation: The fifth written notice is delivered via US Mail to the Homeowner stating that violation has not been corrected and that the homeowner's account has now been charged an additional \$100. The homeowner is now given an additional 14 days to correct the violation or they will receive additional fines. Homeowner is also notified that failure to correct the violation can result in legal action taken by the Board of Directors.

**If the violation is caused by extenuating circumstances or is out of the homeowners' control they are to communicate their appeal in writing with the Board of Directors through the management company within 10 days.