

**RIDGECREST CONDOMINIUMS
FINING SYSTEM**

Fining System Overview

The goal of the fining system is to insure compliance with Rules & Regulations and By-Laws; to promote unity and harmony within the complex and to maintain cohesive community relationships in a manner that is fair and equitable for all residents and unit owners; and to enhance the aesthetic appearance of the complex and to promote its general welfare.

Homeowners will be responsible for the conduct and actions of their renters and will bear the sole responsibility for providing information about the Rules & Regulations and By-Laws to their renters.

Violations will be determined by the management and/or the Ridgecrest Board of Directors in accordance with the Rules and Regulations and the By-laws.

Fining Process

The unit owner in violation shall be notified in writing of the specific violation, correction requested, length of time for correction, and consequences of noncompliance.

If the corrections as requested by the Association have not been made and the violator has made no attempt at reconciliation or requests a hearing within 10 calendar days of the date of the rules violation letter, a Rules Enforcement Fee will be levied against the owner as follows:

- First Offense - \$50.00 fine,
- Second Offense - \$100.00 fine,
- Third Offense and any Offense thereafter - \$150.00 fine plus \$5.00 per day, for every day the violation continues.

An opportunity for a hearing will be provided before a fine is imposed. All fines are in addition to any property damage(s) or expenses incurred with the related offense. Voting by Board members may be done by secret ballot.

Unauthorized Rentals

Units in violation of the rental restrictions (Amendment to the Declarations recorded on 8/6/1996) will result in a \$500.00 monthly recurring fine being levied against the homeowner. This fine will remain in place as long as the unit is considered to be a rental property.

Payment of Assessed Fines

All assessed fines must be paid within 30 days of notification.

After 30 days the unit owner fined shall be obligated to pay all expenses by the Association in collecting any unpaid fine; including attorneys' fees.

ADOPTED BY THE BOARD OF DIRECTORS 10/3/2013