

## YORK PARK HOMEOWNERS ASSOCIATION 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 association 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 York Park 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.

### **Payment of Assessed Fines**

All assessed fines must be paid within 30 days of notification. A late fee of \$50 per month will be assessed on overdue accounts.

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

*ADOPTED BY THE BOARD OF DIRECTORS 10/24/2013*

YORK PARK HOMEOWNERS ASSOCIATION  
CONFLICT RESOLUTION PROCESS

**General Guidelines for Conflict Resolution**

Regarding problems with neighbors:

1. In disagreements with neighbors, please attempt a polite resolution with your neighbor first.
2. If that is not successful, and either you or your neighbor are not unit owners, please talk with the owner of your unit or the owner of the other unit involved to see if they can assist you in resolving the problem.
3. If you are filing a complaint against a resident of York Park, you may send a letter to Turner Properties, addressed to the Board of Directors and briefly describe your complaint. Please include your name, address, and phone number in the event further information is needed from you. You should receive a response from the Board of Directors within 14 days. *Please be aware that there is a cost to the Association of \$25 for violation notices sent to a homeowner. Please insure that you have made an earnest attempt to resolve the conflict before reporting it to the Board.*
4. Correspondence can be directed to:  
York Park Homeowners Association  
C/O CENTURY 21 Turner Properties  
7800 SW Barbur Blvd Suite 1A  
Portland, OR 97219  
HOA@C21Turner.com

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