

Center Pointe - Violation Policy, Hearing & Fining Policy

- Inspections are done monthly by the HOA management company via driving through the community.
- Violations are noted per the Inspection articles and items approved by the board – photo of the violation is taken
- 1st violations – cover letter and specific violation sent
- 2nd violations – cover letter with stronger language and specific violation sent
- 3rd violations – hearing notice is sent with specific violation providing date for a violation hearing with the board
 - If the owner does not respond, notice is sent after the hearing date that fines (a fine policy as determined by the board, not to exceed \$100 per day as per the NC State Statute). will be assessed to the owner's account beginning in 5 days from the notice. Owner must notify LMR if violation is remedied, or fines will begin and accrue daily until LMR notified it has been cured or reinspection finds issue cured
 - If owner attends hearing: owner is permitted to address the board regarding the issue, request any additional time or special need circumstances. Board votes on how to proceed. The owner is notified after the hearing as to the Board's decision.

The Board of Directors has adopted the following fining structure. Fining will continue the owner's account until compliance of the noted violation.

Once fines have been imposed on an owner's account the fines become part of the dues and are collectable with all assessments. If an owner fails to pay such fines the cost of the collections process will be the owner's expense.

Week 1- Fines of \$25 per day

Week 2- Fines of \$50 per day

Week 3- Fines of \$75 per day

Week 4- Fines of \$100 per day

Fines will continue per day until the owner has remedied the violation. Once week 4 fine level has been reached fines will continue at \$100 per day until compliance.