

ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION VIOLATION POLICY FOR MEMBERS NOT IN COMPLIANCE WITH THE RULES AND REGULATIONS /BYLAWS

Every shared ownership community (HOA) has covenants and rules that must be followed by the unit owners and residents. These rules are found in the declaration for the ARROWHEAD BAY VILLAGE CONDOMINIUM ASSOCIATION and in the RULES AND REGULATIONS. This information has been made available to all members via meetings, postal mailings, hand deliveries, email, and postings on the association website. http://www.neighborhoodlink.com/Arrowhead_Bay_Village

One of the Board Trustees will contact the unit owner violating the RULES AND REGULATIONS/BYLAWS via telephone, email or a personal visit to make them aware of the violation and to ask their cooperation in resolving the matter. No further action will be taken until this contact has been made and an appropriate time, not to exceed 7 days, has been allowed to correct the violation. This action will be used as an association matter of record.

FIRST NOTICE:

A FIRST NOTICE of the violation shall be mailed via postal mail to the unit owner with specific violation identification, requesting immediate compliance within seven (7) days of notification. This notification will be used as an association matter of record.

SECOND NOTICE:

If this violation is not satisfactorily addressed within the next seven (7) days, unit owners will be fined per the powers granted by: 5311.19 Compliance with deed restrictions, declaration, bylaws and administrative rules and regulations, OHIO REVISED CODE. The amount of the fine will be fifty (50) dollars. The SECOND NOTICE will also be used as an association matter of record.

THIRD NOTICE:

That a fine is being levied in the amount of fifty (50) dollars ***per day*** for an ongoing violation, not to exceed one thousand (1,000) dollars. The unit owner has the right to contest the fine by delivering written notice to the association trustees and requesting a meeting within fourteen (14) days after receipt of the notice imposing the fine. The THIRD NOTICE will also be used as an association matter of record.

Further action by the Board for continued non-compliance of the RULES AND REGULATIONS/BYLAWS and non-payment of levied fines may result in legal action to include: collection agency involvement and/or lien on property.