

TRADITION AT WILLBROOK

Rules and Regulations Violation

Fine Policy

WHEREAS the Board of Directors has the authority to adopt and publish rules and regulations governing the use of the Common Properties, amenities and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

WHEREAS the Board deems it to be in the best interests of the Association and its members to adopt a process for the enforcement of "Use Restrictions", and/or other duly adopted "Rules and Regulations" of the Association, that is consistent with applicable provisions of the governing Bylaws and Declaration of Covenants, Conditions and Restrictions;

NOW, THEREFORE, BE IT RESOLVED:

We understand certain violations may be difficult to resolve within the indicated time frame. However, each violation notice **requires** either satisfactory resolution or a **communication to Kuester Management** by the timeline indicated in the notice. Failure to resolve the violation or to notify Kuester with a plan to resolve by the dates indicated will result in additional notices and fines as prescribed in this fine policy.

FINE SCHEDULE	
1st Violation Notice (Friendly reminder)	Friendly Reminder/Notice of Violation with 21 days from date of notice to resolve
2nd Violation Notice (same offense)	Notice of Violation with \$75.00 fine and 21 days to resolve from 2 nd notice date
3rd Violation Notice (same offense)	Notice of Violation with \$150.00 fine. Fine of \$150 will be assessed each month until resolved.
Repeat violations (same offense within 12 months of initial notice)	Direct to \$100.00 Fine with Notice and 21 days to resolve. If unresolved, fine assessed monthly until resolved.
Renting house with less than a 6-month lease	\$500.00 direct fine
House swapping	\$500.00 direct fine
Unique/Unusual Circumstances not otherwise indicated in the CCR's or fine policy.	The Tradition at Willbrook Board of Directors reserves the right to establish fines as deemed necessary.

PLEASE NOTE: All fines are subject to late fees and interest.

This resolution was passed by a unanimous vote of the Board of Directors of the Association at a duly called and noticed meeting on August 22, 2024. This Fine Policy Resolution shall become effective to amend and replace any existing fine

resolutions on the September 1, 2024. The Revised Fine Policy Resolution has been emailed and mailed via USPS to the mailing address of the owner of record.