

## **7. Enforcement**

### **7.1 Rules and Regulations Enforcement**

The violation of any Rule or Regulation, adopted by the Board of Managers, or any By-Law or provision of the Declaration, must be corrected by the Unit Owner, after being advised of the alleged violation.

Such notification to the Unit Owner shall initially be given informally, in-person if at all possible, to allow the matter to be resolved informally and amicably.

If such initial resolution is not successful, a formal Notice of Violation in writing shall be served upon the Unit Owner, with a Compliance Response Form. In such Response, the Unit Owner can make a written Submittal, in which it can challenge the claim of Violation on any of the following three (3) grounds:

1. That the factual basis asserted by the Board is inaccurate, specifying such alleged inaccuracies.
2. That the factual basis is accurate, but that it does not constitute a violation of the alleged Rules or Regulations, or other source of the violation.
3. That even if there is a violation, the Unit Owner should not be fined, because of some excuse or claimed circumstances, which make the violation an exception to the rules.

The Board will issue a decision in writing within ten (10) business days of its receipt of the written Submittal, and provide it to the Unit Owner by Certified Mail, and if the violation is not rectified by the Unit Owner within ten (10) business days of

being so notified the following fine policy shall go into effect:

1. A fine of one hundred dollars (\$100) will be assessed against and charged to the Unit.
2. If after ten (10) further days, the violation is not rectified, an additional one hundred dollar (\$100) fine will be charged against the Unit, and every ten (10) business days thereafter if the violation is not rectified, an additional fine in the same amount shall be charged against the Unit.
3. If the violation continues past such point, the Board may impose a lien on the Unit Owner's premises and/or foreclose on the Unit.
4. Any postage, legal fees, filing fees, and court costs will be levied against the Unit Owner's account.
5. Any unapproved architectural changes, additions, or alterations may be subject to removal at the Unit Owner's expense if they do not conform to the established community standards established by the Board.

The above amendment to the AMC Rules & Regulations was adopted by the unanimous vote of the Board on 10/2/23.