

DUTCHESS FARM ESTATES

Board of Directors Resolution November 25, 2020

General Compliance

Notwithstanding any other provision of this document, the Executive Board may enforce compliance with the Rules and Regulations, the Bylaws, and the Declaration by any appropriate means, including, but not limited to, assessment of fines and penalties or legal action.

If the Executive Board finds that a Unit Owner or occupant(s) of a Unit has violated or continues to violate the Declaration, Bylaws, or Rules and Regulations, the Executive Board shall give written notice of such violation to the Unit Owner specifying the provisions of the Declaration, Bylaws and/or Rules and Regulations that have been violated. In such case, the Executive Board may assess a fine on the Unit Owner in an amount of \$25 up to \$500 per incident or per day until the violation is cured in accordance with the Executive Board's written notice, plus any costs incurred by the Association in achieving compliance.

The rights and procedures for collecting Assessments set forth in the Declaration apply to the collection of such fines and costs.

Any Unit Owner who receives a notice of a violation and/or a fine may appeal in writing to the Executive Board within 15 days of the mailing of such notice of violation or fine. All such appeals must be addressed to the Property Manager.

Any appeals must include the reasons why the Unit Owner believes there was no violation or that a fine should not have been imposed. The Executive Board shall review the appeal no later than its next scheduled meeting and shall have sole discretion with regard to the disposition of any such appeal. The Executive Board will issue its decision on the appeal within 15 days thereof, which decision shall be final.