

BELLA VISTA VILLAGE HOA

RULES & REGULATIONS AMENDMENT TO RULE 20 - FINES AND PENALTIES

Adopted July 24, 2013

The Board of Directors approved a motion on July 24, 2013 to amend Rule #20 regarding Fines and Penalties as shown below. This policy informs residents of the actions that may be taken against Owners for violations of Association rules. Pursuant to Section 9 of the Bella Vista Village CC&Rs, the Board by a majority of a quorum may levy a fine against such Owner, after appropriate notice and opportunity for a hearing. Residents are urged to consult the CC&Rs and Bylaws for additional information.

VIOLATIONS:

A "Violation" shall be defined as a single act or omission occurring on a single day. Acts or omissions occurring after multiple, successive days are a Violation each day. Violations of any policy, rule or regulation may result in actions including, but not limited to:

First Violation: **The Homeowner will receive a warning letter stating the nature of the Violation** and any corrective action that must be taken for minor infractions.

Second Violation: **If the initial Violation is not corrected or continues a fine of up to \$100** will be levied against **the Homeowner's account**.

Subsequent Violations: **Fines of up to \$200.00 per occurrence will be levied** against the Homeowner's account until the Violation is corrected.

The Board of Directors may escalate this timetable based upon the severity of the Violation and for major infractions that cause or pose a serious threat to the health and safety of our residents **and/or** the structure and security of our property and/or are in violation of federal state or city laws. Tenants, guests, and invitees are obligated to abide by all Association Regulations. Homeowners are responsible for the actions of their tenants, guests, and invitees. Fines for Violations committed by such tenants, guests and/or invitees will be levied against the Homeowner's account.