

Mariner's Pointe

Violations, Suspensions of Privileges, Fining

This procedure adopted by the Mariner's Pointe HOA, in accordance with the Covenants and Master Declaration, will be effective unless superseded by changes voted by the Board of Directors, changes in Chapter 47f – NC Planned Community Act, or other changes enacted by State or Federal Governments.

Violations of community adopted Rules and Regulations or Covenants shall be handled in the following manner:

Notice of violation Written notification will be sent to the property owner and renter, if appropriate, with a reasonable period of time to remedy the violation specified. Notification will be made by standard mail. Repeat violations, infractions that occur within one year of a previous notice of violation, will have no time for remedy. In such cases the homeowner will be summoned to a hearing and fining may begin immediately. Such cases will include but not be limited to animal defecation on other's property, failure to remove pet waste, misuse of amenities, offensive or dangerous behavior.

Typical offenses and remedy times

Architectural infractions	30 days
Unauthorized vehicle parking	5 days
Unsightly yard conditions	10 days

Hearings

If the infraction has not been corrected within the allotted time, the owner will be notified by mail (proof of delivery utilized) to appear and be heard before the HOA Board of Directors not less than ten days from the date of the mailing.

Fines/Suspensions

- A maximum fine may be assessed at the hearing of up to \$100, should the infraction not be dismissed. After the hearing, should the infraction not be dismissed, a fine, not to exceed \$100 per day after 5 days, may be assessed.
- If the suspension of an amenity use is instituted, the suspension must be reassessed after a period of 60 days.
- A fine for damage to property or one that causes an expense to the association, the management company, or a contractor to remedy will be assessed at the expense plus 25% or \$100 whichever is higher if the BOD deems it reasonable.
- Fines levied, together with the cost of collections, will be collectable in the same manner as assessments. Fines not paid can lead to liens being placed on the owner's property or foreclosure.