



## **PUBLIC NOTICE**

### **Policy for Imposing Fines**

- The Newtown Grant Estates IV-A Board of Directors has adopted the following schedule of imposing fines for the enforcement of the Estates IV-A Association Rules and Regulations, Declaration of Covenants, Conditions and Restrictions.

**Schedule of Fines: Category A Offense - \$10.00      Category B Offense - \$10.00 per day**

- Failure to comply with the Rules and Regulations, Declaration of Covenants, Conditions and Restrictions of the Estates IV-A Homeowners Association will result in the imposition of fines according to the above schedule. Prior to imposition of any fines, the Estates IV-A Board shall send written notice by first class mail to the homeowner at the address of the property or the address to which all Association notices are sent. Said notice shall be deemed to be received by the homeowner on the date that it is postmarked. A period of 30 (thirty) calendar days following the date of written notice will be allowed to correct the violation. The homeowner may choose to file an appeal by requesting a hearing before the Board, in writing, postmarked or delivered to the Board within 30 (thirty) days of the date of the original notice to the homeowner. The appeal will be addressed at the next scheduled meeting of the Board of Directors following the receipt of the appeal request in writing. If neither the correction of the violation occurs, nor is an appeal requested by the homeowner within 30 (thirty) days after the violation notice is given to the homeowner, a Category A fine will be levied. If the violation is still not corrected after an additional 10 (ten) calendar days, a per diem fine will be assessed, as listed in Category B.
- Fines are payable to and mailed to Newtown Grant Estates IV-A, PO Box 510, Newtown, Pa., 18940, within 10 (ten) days of assessment.
- In the event the homeowner appeals the notice as specified above, the fine may be suspended at the Board's discretion, ending the outcome of the appeal. If the homeowner does not file an appeal within the required time and does not pay the assessed fine and/or correct the violation, a per diem fine as listed in category B will be levied. Under no circumstances will any continuances of the appeal hearing before the Estates IV-A Board be permitted.
- A homeowner appealing the Board's decision will be notified in writing of the appeal decision within 10 (ten) days after the hearing. If the decision is to uphold the Board's initial determination, the

homeowner will have 10 (ten) days to pay the assessed fine and/or comply with the appeal decision. Failure to comply with the Board's decision shall result in the imposition of a Category B fine.

- If the homeowner refuses to comply with the Rules and Regulations, Declaration of Covenants, Conditions and Restrictions, the Association reserves the right to hire a contractor to perform any work required to correct the violation at the homeowner's expense. If the homeowner refuses to pay any levied fine, the case will be referred to an attorney as directed by the Board for appropriate legal action. All fines and costs for correcting the violation shall accrue and become a lien upon the property as if they were assessments pursuant to Article IV of the Rules and Regulations, Declaration of Covenants, Conditions and Restrictions for the Newtown Grant Estates IV-A Homeowners Association, and all remedies available to the Association for reinforcement of payment of maintenance assessments shall also be available to the Association for the collection of fines, correction of the violation, and for the enforcement of the Rules and Regulations, Declaration of Covenants, Conditions and Restrictions of the Newtown Grant Estates IV-A Homeowners Association including but not limited to reasonable costs and attorneys' fees for any action to enforce the Rules and Regulations, Declaration of Covenants, Conditions and Restrictions of the Newtown Grant Estates IV-A Homeowners Association.

*Approved and adopted by the Estates IV-A Board of Directors, June 1996*