

NUMBER 1 CONDOMINIUM ASSOCIATION

Palm Greens at Villa Del Ray, Inc.

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Delray Beach, FL 33484

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VIOLATION FEE POLICY

December 11, 2023

The Association, by and through its Board of Directors and duly authorized agents, shall levy the following fines against members observed/known to be in violation of any policy, rules and regulations contained in the association documents or Rules and Regulations handbook.

1st Violation: Warning/Notice letter	\$0.00
2nd Violation:	\$50.00
3rd Violation:	\$100.00
4th Violation:	\$100.00
Each subsequent violation:	\$100.00

Maximum fine of \$1,000 in the aggregate. An association may suspend the voting rights of a unit owner or member due to nonpayment of any fee, fine or other monetary obligation due to the association which is more than \$1,000 and more than 90 days delinquent.

The Board will attempt to peacefully remediate the violation with the unit owner(s) directly before a warning/notice letter is sent. Prior to levying the first of the above monetary fines for violation of any rule and regulations contained in the association's documents or policies, the Association shall provide the offending member(s) with written notice by certified mail, return receipt requested, and describe the violation that is the basis for the fine and state any amount due the Association from the member. The days to comply can be limited to 1-day if the violation is deemed to be a safety issue.

All fines must be approved by the Board, not the management company.

A unit owner(s) is entitled to request a hearing with the association's Board of Directors concerning an alleged violation by submitting their request in writing within 15 days of receiving the initial violation notice.

In the event that the Association retains legal counsel, the Board can impose as an additional penalty, reimbursement of the Attorney's fees incurred.

Collection of fines, costs and late fees may be enforced against any owner in the same manner as the collection of delinquent assessments.