

Village Nine Filing 3 and 4 Homeowners Association, Inc.
Policy Regarding Procedure for Enforcement of Governing Documents
and Schedule of Fines

BE IT RESOLVED, the Association, acting by and through its Board of Directors, hereby adopts the following policy and procedures relating to (i) the enforcement of the Association's Declaration, Bylaws, Rules and Regulations (including any design guidelines or architectural controls) and Policies (collectively, "Governing Documents," and (ii) a Schedule of Fines.

EFFECTIVE DATE: August 29th, 2025.

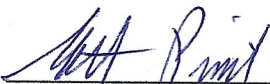
1. **Form of Notice and Procedure.** For any alleged violation of any provision of the Governing Documents, the Association shall provide notice and conduct procedures in the same manner and form as described in the Association's Policy Regarding Collection of Unpaid Assessments.


2. **Schedule of Fines.** Unless otherwise provided in the Rules and Regulations, any violation of the Governing Documents will subject the Owner to a reasonable fine assessment imposed by the Association as follows:

- (i) Notice of Violation: Written notice and the actual cost of the certified mailing.
- (ii) Fines shall be determined by the Board for each finding of a violation based on the type, severity, repetition and circumstances of each violation based on the following guidelines:
 - a. First time or minor violations: \$15 – \$100
 - b. Repeated minor violations: \$50 – \$200
 - c. Repeated or flagrant violations: \$200 – \$500
- (iii) In the event of a continuing violation that threatens the public safety or health, the Association may impose fines on the Owner every other day and may take legal action against the Owner.
- (iv) Notwithstanding any provision of this Fine Schedule and Policy, the Association may use any available legal means available at any time to enforce the terms of the Governing Documents.

CERTIFICATION: The undersigned certifies that the Board of Directors of the Association adopted the foregoing policy by majority vote.

VILLAGE NINE FILING 3 AND 4 HOMEOWNERS ASSOCIATION, INC. ATTEST:


Matt Pinnt, President


Jeff Childers, Secretary