

HARBOR PLACE
CONDOMINIUM ASSOCIATION

POLICY RESOLUTION 2002-3
FINES AND PENALTIES

WHEREAS, Article IV, Section (1) *"Duties and Powers"* of the By-laws grant the Board specifically conferred upon by the Act, the Declaration, and the By Laws and all other powers and duties necessary for the administration of the affairs of the Condominium Association; and,

WHEREAS, Section 23 *"Fines"* Paragraph A the enforcement of Rules, Declaration, Bylaws and Resolutions of the Condominium are intended to contribute to preserving the environment and assuring peaceful enjoyment of the Condominium, to protect and enhance the value here, and to not unduly restrict or burden the use of the property,

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors, Officers, or its Agents shall enforce the following cost, assessments and rules, all of which are subject to receiving a signed, written complaint of a specific violation relating to the Condominium's documents from a unit owner or agent of the Board. The enforcement of all items herewith are subject to all policy and regulations for the collection of assessment and fines including the filing of a lien All fines and assessments are accrued to the unit owner in which the violation occurred or where the violator resides or is a guest.

**VIOLATION OF RULES NOT SPECIFIC BY
POLICY OR ADMINISTRATIVE RESOLUTION**

First Violation.....	\$25.00	Fine
Second Violation	\$50.00	Fine
Third Violation.....	\$75.00	Fine
Fourth Violation	\$100.00	Fine

If corrective action is not taken within 10 days of a written warning a second violation notice will be issued subject to the appropriate fines and so forth as to the third and fourth level of fines. The publication and distribution of Policy Resolutions constitutes warning of impending fines for violations.

NON-REGISTERED MOTOR VEHICLES

All un-inspected, non-registered and/or non-mobile vehicles shall **not** be kept on Association property. If the vehicles are not removed, a fine of \$100.00 will be imposed plus a surcharge of \$5.00 per day for each day they remain on Condominium property. If the vehicle is not removed at the end of 30 days, the vehicle will be towed at the discretion of the Board of Directors and the expense will be assessed to the unit owner.

All cost to collect imposed fines including all legal costs to bring the violation into compliance or removal of such will be assessed to the unit owner of the violation. The Association will be entitled to reasonable attorneys fees and court costs necessary for the enforcement of its rules. RSA356-B-15, II

This Resolution is adopted and made a part of the minutes dated, December 2, 2002

Attested:

Secretary, for the Board of Directors of
Harbor Place Condominium Association