

X. RULES AND REGULATIONS ENFORCEMENT PROCEDURE

The Board of Directors of the Quarters Homeowners Association is vested with the necessary powers and duties to administer and manage the business, operation and affairs of the Property and the Association of property owners (“Association”), including, but not limited to the power to promulgate, distribute and enforce these rules; and the Association has a substantial interest in deterring violations of the Rules and Regulations, Bylaws and Declarations and enforcing compliance therewith.

- 10.1. Any homeowner may file a complaint of non-compliance by submitting it, in writing or by e-mail, to the management company for action.
- 10.2. The Board, or its management company, shall notify a property owner responsible for a violation of the rules and regulations of the Association in writing by letter sent regular US Mail to the non-complaint/delinquent property owner’s last known address advising the property owner of the violation.
- 10.3. In the event the violation is not abated or corrected by the property owner within a specified period of time contained in the notice of violation, the Board may impose a fine of \$100 upon the property owner.
- 10.4. The Board, or the management company, shall notify the property owner in writing of the fine. If the fine is not paid within ten (10) days of the notice of fine, or if the violation continues, additional daily fines of \$25.00 may be imposed upon the property owner until the violation is abated or corrected.
- 10.5. Any fine imposed in accordance with these rules or regulations shall constitute a common expense assessment and a lien against the property owner, and shall be collectible in the same manner as provided in the collection of common assessments.
- 10.6. A property owner charged with a violation of the rules and regulations shall have the right to request a hearing before the Board or its designated committee by submitting such request in writing to the Board or the management company within ten (10) days of the date of the notice of violation. Daily violation fines, when applicable, may continue to accrue pending an appeal so long as the condition, which created the violation, continues to exist. In any event, the decision of the Board shall be final.
- 10.7. The fining procedure set forth in these rules shall not be exclusive of other

rights and remedies available to the Board of Directors of the Quarters Homeowners Associations.