

CRESCENT BAR CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS
REVISED: 5/11/26
Board Approved Date: 5/11/26

VIOLATION FINE SCHEDULE
ALL FINES WILL BE ASSESSED TO THE OWNER OF THE CONDOMINIUM UNIT IN VIOLATION

- 1) Pet rule violation - \$75 per violation
- 2) Non-owner Pet violation (per day) \$250.00
- 3) Jumping of Pool Fence after closure \$250.00
- 4) Improper disposal of non-household debris \$150.00
- 5) Riding motorized vehicles, bicycles, skateboards, roller skates etc in the courtyard - \$100
- 6) Violation of any association rules may result in a fine to be determined by the Board.

Violations and Enforcement of Violations

1) Noncompliance with the House Rules shall give the Board of Directors or Management the authority to fine owners for a violation.

2) All House rule and By-Law violations shall be specified in writing. Owners are responsible for their guests, tenants, family and anyone using the property on their behalf. Consequences for violations of the House Rules, other than those specified above, are as follows:

1st Violation:

Notices sent:

Hand delivered to occupant or unit front door

Email to owner and/or rental agent

Office Manager to also attempt to call the owner/rental agent

2nd Violation: \$50 fine:

Notices sent:

Hand delivered to occupant or unit front door

Email or regular mail to owner and/or rental agent

3rd Violation: \$100 fine:

Notices sent:

Hand delivered to occupant or unit front door

Regular mail (certified receipt) to owner and/or rental agent

3) All corrective actions regarding violations of the House Rules and damages to the common elements or areas should be reported promptly to the Manager. Actions will be enforced by the Board of Directors.

4) Damages to common elements or areas shall be surveyed by the Manager by direction of the Board. All costs and expenses incurred in repairing or replacing common elements, including any legal fees, may be assessed by the Board against the person or persons responsible for the damages, including but not limited to, owners occupants who directly or indirectly caused the damage.

5) If the violator(s) is in disagreement with the written notice of violation to the House Rules, the following appeal process procedure is available:

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a. After the violation fine has been paid, the violator has up to ten (10) days to appeal his/her case in writing, addressed to the Board of Directors with a copy sent to the Association Manager.

b. The appeal should provide to the Board of Directors sufficient factual information (e.g. statements by witnesses, including their names and addresses, copies of relevant documents, etc.). The Board will consider the appeal at its next regularly scheduled Board Meeting, and the Board might require the violator to appear at the Board Meeting.

c. The Board may uphold, reduce, cancel and/or refund any fine after consideration of the appeal. After a decision of the Board, the Board will notify the violator of the Board's decision and the Managing Agent within seven (7) days. The decision of the Board shall be final.