

Schedule of Fines for Breaches of the Governing Documents

Approved by the GSPOA Board of Directors on September 13, 2008. Effective October 26, 2008, revised April 9, 2011.

Policy:

The following Schedule of Fines may be imposed for any violation of the Declaration of Covenants and Restrictions, the Bylaws of the Association, or the policies and procedures of the Association:

Tier 1 Fines (Significant Violations)

Each offense \$2,500.00

Tier 2 Fines (Lesser Violations)

First offense \$50.00

Second offence within a 12 month period \$100.00

Third and subsequent offences within a 12 month period \$200.00

Definitions:

Tier 1 Fines (Significant Violations): These are for major violations of the Declaration of Covenants and Restrictions and are limited to all violations of Article II, Section 15 of the Covenants and to the following specifically defined violations of Article II, Section 2 of the Covenants. The Article II, Section 2 violations subject to Tier 1 fines are for commencement of construction of a major structure (building a home or installing a septic system), including significant lot clearing, ***without Zoning Committee approval.***

Tier 2 Fines (Lesser Violations): These are for all other violations of the Declaration of Covenants and Restrictions, the Bylaws of the Association, or the policies and procedures of the Association.

Basis of the Policy:

1. Article IV, Section 3 of the Declaration of Covenants and Restrictions of the Association states, in part, that "The Association is hereby charged with the authority and the obligation for the enforcement of the terms of this Declaration."
2. Article VI, Section 1. of the Bylaws of the Glacier Springs Property Owners Association states, in part, that "The Board of Directors shall manage the affairs of the Association including...[e]nforcement of the Covenants and Restrictions and these Bylaws, including the establishment of and the enforcement of fines."
3. Section 6 of the Fines Policy and Procedures policy states that the "amount of the fine for any breach of the Bylaws, the Declaration of Covenants and Restrictions or policies and procedures of the Association shall be based on the Schedule of Fines in effect at the time of the breach."

Purpose of the Policy: The purpose of this policy is to establish the schedule of fines that may be imposed for violations of the governing documents.