

Southern Oaks of Pasco

C/O: Sentry Management, Inc.
2605 Enterprise Rd E, Suite 200
Clearwater, FL 33759
727-799-8982 Ext: 328 ♦ 727-799-8984 Fax

FINING AND FINING COMMITTEE PROCEDURES

- Management sends written notice to a homeowner of the violation. If the violation is not cured, a second written notice is sent after thirty days, advising that if violation isn't rectified within timeframe allotted, a fine will be placed on the property.
- The Board will levy the fine at a Board Meeting. After that meeting, written notice that the fine has been levied will be sent to the homeowner from the Board and will include the right of the owner to request a hearing within fourteen days of receipt of the letter.
- The Board may appoint a Fining Committee with a minimum of three members who are not Officers, Directors, or employees of the Association or the Spouse, parent, child, or sibling of an Officer, Director or employee. Or, the Committee may be appointed at the time a homeowner requests a hearing.
- If an owner requests a hearing on the violation, the Committee will set up the hearing. Committee Members will secure meeting facility and schedule date and time for hearing.
- After considering all evidence presented in favor of and opposed to the fine, the Committee, by majority vote will let the Board know if it agrees or does not agree with the fine.
- If the Committee agrees with the fine, the Board will send notice to the homeowner that the fine is now due and owing.
- If a hearing is not requested, the fine will be effective on the 15th day and the notice will be sent to the homeowner that the money is due and owing.
- When a fine is imposed, the letter will request payment within 30 days made payable to the Association and the amount will be added to their ledger by the accounting department.
- The fine will be \$100.00 per day for each day the violation continues, up to a maximum of \$1000.00.

- If payment of the fine is not received, the Board can proceed to Small Claims Court for collection. Under the Law, once the fine reaches \$1,000, it is subject to lien and foreclosure.
- If a person is in violation of the Documents, his right to use the common property is subject to suspension, and if payment is not made, after 90 days, the Association may suspend the homeowner's right to vote.