

VI. Fines.

The Executive Board is authorized by Section 5302(a)(11)(i) of the Uniform Planned Community Act (UPCA) to impose reasonable fines upon Unit Owners for violations of the Patriots Choice HOA Declaration, Bylaws, and Rules & Regulations.

Violations for which Unit Owners may be fined include, but are not limited to, violations of the Use Restrictions set forth in Article VIII of the Declaration, such as unabated nuisances, failure to obtain approval from the Architectural Standards Committee for exterior work or modifications requiring approval under the Declaration and the Rules & Regulations, and failure to maintain lots in a neat, clean, and well-maintained condition, including the removal of ice and snow.

In the event of a violation, the relevant Unit Owners shall receive written notice from the HOA describing the violation and the corrective action required. If the violation is not remedied within the time period specified in the notice, the Executive Board may impose fines of up to \$25 per day until the violation has been corrected.

A Unit Owner who is unable to correct the violation within the specified time period may submit a written plan for correction to the Executive Board for consideration. The proposed plan should include a projected completion date for the corrective action.

A Unit Owner who disputes the existence of a violation or the assessment of a fine may submit a written appeal to the Executive Board within the timeframe specified in the notice. Appeals shall be submitted to the HOA by email or other approved written method.

Any fine imposed pursuant to this section shall constitute an assessment against the Unit Owner. Pursuant to the Declaration, the Association shall have a statutory lien on the Unit for any assessment or fine from the time such assessment or fine becomes delinquent, and the amounts owed may be collected by the HOA in the same manner as any other assessment authorized under the Declaration and applicable law. Each day that a violation continues after the expiration of the notice period may constitute a separate violation for which an additional fine may be imposed.