

HARBOUR POINT CONDOMINIUM ASSOCIATION

RULES FOR BETTER LIVING

**RULE 1. COMMON AREA STORAGE AND CLUTTER**

- (A) THE STORAGE OR DISPLAY OF ANY PERSONAL PROPERTY ON OR IN THE DECKS, PATIOS, STAIRWAYS AND STAIRWELLS ON THE COMMON AREAS OF THE WESTERLY MOST SIDE OF THE CONDOMINIUM, IS PROHIBITED. PROHIBIT PROPERTY INCLUDES BUT IS NOT LIMITED TO FURNITURE, BIKES, TOYS, TRASH, TRASH CONTAINERS, FLOWERS, FLOWERSTANDS AND BOXES.
- (B) AN ENFORCEMENT ASSESSMENT OF UP TO ONE HUNDRED DOLLARS (\$100.00) MAY BE LEVIED BY THE BOARD OF TRUSTEES FOR A VIOLATION OF THIS RULE. EACH DAY A VIOLATION CONTINUES TO EXIST SHALL BE CONSIDERED A SEPARATE VIOLATION OF THIS RULE AND A SEPARATE ASSESSMENT MAY BE RENDERED AGAINST THE UNIT OWNER FOR EACH SEPARATE VIOLATION.
- (C) PRIOR TO IMPOSING AN ENFORCEMENT ASSESSMENT PURSUANT TO THIS RULE, THE BOARD OF DIRECTORS SHALL GIVE THE UNIT OWNER A WRITTEN NOTICE THAT INCLUDES:
- A DESCRIPTION OF THE PROPERTY VIOLATION
  - THE AMOUNT OF THE PROPOSED ENFORCEMENT ASSESSMENT
  - A NOTICE TO THE UNIT OWNER THAT THE OWNER HAS A RIGHT TO A HEARING BEFORE THE BOARD OF DIRECTORS TO CONTEST THE PROPOSED ENFORCEMENT ASSESSMENT
  - A REASONABLE DATE BY WHICH THE UNIT OWNER MUST CURE THE VIOLATION TO AVOID THE ENFORCEMENT ASSESSMENT
- (D) TO REQUEST A HEARING, THE OWNER SHALL DELIVER A WRITTEN NOTICE TO THE BOARD OF DIRECTORS NOT LATER THAN THE TENTH DAY AFTER RECEIVING THE ABOVE REFERRED NOTICE OF AN ENFORCEMENT ASSESSMENT. IF THE OWNER FAILS TO MAKE A TIMELY REQUEST FOR A HEARING, THE RIGHT TO THAT HEARING IS WAIVED AND THE BOARD MAY IMMEDIATELY IMPOSE THE ENFORCEMENT ASSESSMENT.
- (E) IF THE UNIT HOLDER MAKES A TIMELY REQUEST FOR A HEARING, THE BOARD OF DIRECTORS SHALL GIVE THE UNIT OWNER AT LEAST SEVEN DAYS NOTICE OF THE DATE, TIME, AND LOCATION OF THE HEARING.
- (F) THE BOARD OF DIRECTORS WILL NOT LEVY AN ENFORCEMENT ASSESSMENT BEFORE HOLDING THE HEARING SET FORTH HEREIN. WITHIN 30 DAYS FOLLOWING THE SUBJECT HEARING, THE BOARD OF DIRECTORS SHALL NOTIFY THE UNIT OWNER OF ITS DETERMINATION IN WRITING INDICATING WHETHER OR NOT THE ENFORCEMENT ASSESSMENT WILL BE LEVIED.
- (G) ANY WRITTEN ASSESSMENT REQUIRED BY THIS RULE SHALL BE DELIVERED TO THE UNIT OWNER OR ANY OCCUPANT OF THE UNIT BY PERSONAL DELIVERY, BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, OR BY REGULAR MAIL.