

VOLC MC Fine Schedule for MDR Violations

Policy Resolution No. 2024 – 01 (3-1-2-24)

It is expected that each member of the Village of Long Creek Maintenance Corporation (VOLC MC) complies with the Maintenance Declaration of Restrictions (MDRs) and Declaration Restrictions Guidelines as required by the Governing Documents. Our property management company, upon reviewing the request of the subsequent changes, then forwards their recommendation to the Architectural Review Committee (ARC) who reviews said requests and then sends their recommendation to the Board. The Board decides final approval of all requests, as per Article VIII of the Bylaws of the Village of Long Creek Maintenance Corporation.

If a resident violates the Governing Documents, or does not seek permission for a change that warrants such an approval, the following actions will be taken:

- A. **A Notice to Amend** (i.e., a request to comply with the MDRs and/or the most recent Board decision) will be sent to the Member indicating the violation of the MDRs. This notice will state the reason that action is being requested and gives the Member two weeks to resolve ("to remedy") the issue. The Member is also provided the Fine Schedule if the violation is not remedied in the time line provided.

Upon receiving this Notice to Amend, the Member may submit a request for a Hearing with the Board within 5 days and that Hearing would occur within 14 days of the Member's request. If the Member requests a hearing, the two weeks to remedy is suspended until the results of the Hearing are communicated to the Member.

B. **The Fine Schedule**

1. The fine for each week beyond the Notice to Amend Letter and any Board meeting with the member, will be \$25 per week up to four consecutive weeks.
2. If the notice to amend is not remedied within thirty days of said notice, the fine will increase to \$50 per week for the duration of the violation.
3. Uncorrected violations can result in the cost associated with bringing the lot into compliance.
4. The costs associated with the VOLC bringing the lot into compliance will result in the cost to the homeowner of the property to be brought to compliance. .
5. Homeowners whose fine payments are delinquent for more than 60 calendar days may have their delinquency referred to the Justice of the Peace Court (J.P. Court), a collection agency, or an attorney. All expenses incurred in the collection process will be the responsibility of the Member/Homeowner.
6. Additionally, a lien will be placed on the property for non-payment of any fines, attorney fees, accrued interest and/or late fees and other costs so that in the event of the sale of the home, all fines and additional costs for late payments will be made prior to purchase by a new owner.

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7. Upon completion of bringing violation into compliance, Member is required to submit to property manager a Certified Letter with a statement of compliance of the standards. Management company will verify compliance.

C. Administrative Costs

Expenses accrued by the VOLC MC, its agent, attorney, etc. Due to the negligence of any homeowner/s meeting these Fine requirements are the responsibility of said homeowner/s (e.g. letters, postage, copies, hourly wages for work etc.)

Approved by the VOLC Executive Board



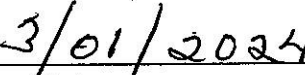
President, VOLC Executive Board



Date



Secretary, VOLC Executive Board



Date