

RESOLUTION OF THE BOARD OF DIRECTORS
OF
THE HEALEY CONDOMINIUMS ASSOCIATION

FINING

1. General.

The community of **The Healey Condos Association** (the Association) is a planned community governed by legal documents designed to maintain a high quality of life, promote harmony and maintain property values in the community. These legal documents include the Declaration of Protective Covenants of The Healey Condos Association, and the By-Laws of The Healey Condos Association.

The Association's Board of Directors is responsible for enforcing the Declaration and By-Laws. Additionally, in accordance with those documents, the Board of Directors is authorized to adopt community rules, regulations, and design and construction standards, and to enforce all of the above covenants, rules, regulations and restrictions by, among other means, levying fines against violators.

The Board of Directors believes that the vast majority of the homeowners and residents in The Healey Community will live together as good neighbors, but that sufficiently clear regulations and sanctions are necessary for the few homeowners or residents who may not respect the community and the covenants, rules and regulations of the community.

Therefore, the Board has adopted the following schedule of fines for violations of the Declaration, By-Laws, or Association rules, regulations or design standards. Except where the Board determines that application of these established fines is not appropriate in a particular instance, any fines assessed by the Board against Association members, homeowners and/or residents for violations of the community's governing legal documents will be in accordance with the fining schedule set forth below. In accordance with the Declaration and By-Laws, fines may be assessed for each separate instance of a single-event, or non-continuing, violation. However, for continuing violations, such as installing and maintaining an unapproved exterior modification on a unit, each day that the violation continues will constitute a separate violation subject to additional fines. The fines specified below are in addition to any other remedies that are available under the Declaration, By-Laws or Georgia law.

2. Fining Schedule.

The following sections identify the schedule of fines which may be assessed for violations of the Declaration. This schedule attempts to anticipate a variety of possible violations, but it is not practical or possible to identify every possible violation. Therefore, any violation not particularly defined in these sections is subject to such fines as may be established by the Board pursuant to the Declaration.

Architectural Control Violations. These include violations of Article 13 of the Declaration or of any Design Standards or Guidelines adopted by the Association. When authorized under the Declaration and By-Laws, fines which may be imposed against violators shall not exceed the following:

Continuing Violations - \$25.00 per day per violation. These include, but are not limited to:

- Making any unit or dwelling modifications or construction without approval of the Board or its designated architectural committee, when required under Article 13 of the Declaration. Alteration to the interior of Units, relocation of the boundaries between adjoining Units, and subdivision of Units.

- For continuing architectural control violations, fines may be assessed on a daily basis for each day that the unauthorized items or modifications remain after removal or corrective action is requested by the Association. (10 days grace period for corrections).

Continuing Violations - \$500.00 one time fine

- Dumping of furniture, boxes and/or any large item in dumpsters or any common area
- Unauthorized garage/yard sale

Single Event/Non-Continuing Violations - \$150 for first instance of a violation, \$300.00 for each instance thereafter.

- Failure to have proper insurance on unit
- Display or discharge firearms or fireworks inside unit, in Common or Limited common element.
- Garbage cannot be accumulated inside the unit, hallways, common or limited common elements.

- (a) **Use Restriction/ Rule Violations.** These include violations of Article 14 of the Declaration, or of any rules and regulations established by the Association. When authorized under the Declaration and By-Laws, fines which may be imposed against violators shall not exceed the following:

Continuing Violations - \$25.00 per day per violation This includes, but is not limited to:

- Unauthorized businesses being conducted from a Unit; (10 days grace period)
- Unauthorized occupancy of unit by excessive numbers of people; (10 days grace period)
- No For Sale signs shall be erected with out board approval (no grace period).
- No unauthorized antennas, aerials and satellite dishes or other reception device (10 days grace period)
- Unauthorized window air-conditioner (10 days grace period)
- Unauthorized window treatments (10 days grace period)
- Storing of flammable or explosive substance in storage areas. (NO grace period)
- Leasing Units without Board approval (10 days grace period)

For continuing use restriction violations, fines may be assessed on a daily basis for each day that the unauthorized conduct continues after corrective action is requested by the Association.

Single Event/Non-Continuing Violations - \$25.00 for first instance of a violation, \$50.00 for subsequent instances of the same violation within a 12 month period. These include, but are not limited to:

- Pet violations, such as allowing a dog to roam unleashed through the building
- Failure to pick up after a pet (owner is also subject to City Ordinance and City fine)
- No more than 2 pets per unit are allowed.
- Unauthorized or improper use of Association amenities, such as using facilities during unauthorized hours;
- Abusive conduct towards others on Association common areas.

- No potbellied pigs, snakes, pit bulldogs, Rotweillers or Doberman Pinschers are allowed.

(b) **Maintenance Violations.** These include violations of Article VII of the Declaration or of any Design Standards or Guidelines adopted by the Association, and these violations will generally be continuing in nature. When authorized under the Declaration and By-Laws, fines which may be imposed against violators shall not exceed the following:

\$25.00 per day per violation. These include, but are not limited to:

- Failure to maintain/repair the Unit and its equipment (such as HV/AC unit, water leaks, etc) when required or appropriate;

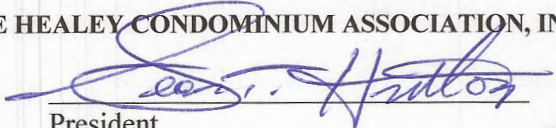
(c) **Other Violations.** When authorized under the Declaration and By-Laws, fines which may be imposed against violators for other violations not addressed above shall not exceed \$25.00 per day for continuing violations, and, for single-event/non-continuing violations, shall not exceed \$150.00 for the first instance of such violation and \$300.00 for each subsequent instance of such violation within a 12 month period.

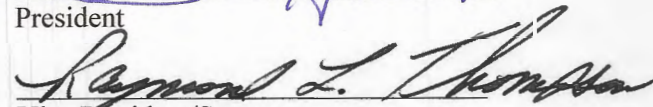
The Board shall apply these fines based on the schedule set forth above, unless the Board determines in any particular case that unique or extreme circumstances justify varying from this schedule.

RESOLVED AND ADOPTED by the Board of Directors of The Healey Condos Association, this 29 day of February, 2012.

THE HEALEY CONDOMINIUM ASSOCIATION, INC.

By


President


Vice President/Secretary

Attest:


Treasurer