

HEARTHSTONE MANOR

Finning Policy

*Adopted and approved by the Board of Directors
effective February 2019*

To ensure compliance with the Declaration of the Covenants, Conditions, Restrictions and Easements for Hearthstone Manor and the adopted Rules and Regulations, the Board has established a Finning Policy.

The Finning Policy listed below shall not be considered a pre-requisite to the Board's utilization of any other remedy or method of enforcement available in the Governing Documents (such as towing) or described in the Rules and Regulations (where other specific notices and/or fines apply).

1. **FIRST NOTIFICATION:** Warning Letter A letter will be sent to the owner regarding the violation noted. The homeowner will be given an opportunity to correct the violation within a specified period.
2. **SECOND NOTIFICATION:** \$50 Fine A letter will be sent to the owner regarding the uncorrected violation and a fine will be added to the owner's HOA account. The homeowner will be given another opportunity to correct the violation within a specified time period.
3. If the violation is still not corrected by the compliance deadline provided in the letter and subsequent notices are required, the following escalating notice/fine schedule will apply:

Third notice = \$75.00 Fine

Fourth notice = \$100.00 Fine

Subsequent required notices = \$125.00 Fine

Fines assessed against homeowners are debts owed to the Association and are collectible in the same manner as unpaid association fees. This includes legal action to collect the fees owed. Unpaid fines create a lien against the unit and may be reported by the Association to the Credit Bureaus as a debt owed to Hearthstone Manor Homeowner's Association. All collection costs incurred by the Association in collection of a debt will be added to the account of the homeowner.