

## **Fieldstone Owners Association Rule Enforcement Policy**

It is the fiduciary responsibility of the Board of Directors of the Fieldstone Owners' Association to enforce the rules and regulations as stated in the CC&Rs and the Standing Rules. Owners are responsible for informing members of their family, guests, and tenants of the provisions of the Governing Documents. The Board of Directors has adopted the following procedures for noncompliance with these documents:

1. A letter shall be written to the Owner, and Resident if applicable, stating the violation of the CC&Rs and/or Standing Rules. If the Owner/Resident complies, no further action is necessary. The Board may bypass this step, and proceed to giving notice of a Noncompliance Hearing as described in the next step, if the violation is sufficiently serious to warrant it. Determination of such is at the sole discretion of the Board.
2. If there is no response and/or if the violation is not corrected, a letter will be mailed to the Owner giving him/her notice to attend a Noncompliance Hearing.
3. A Hearing shall be held, whether or not the Owner attends. The Owner may bring witnesses, pictures or other evidence to the Hearing.
4. After hearing testimony, the Association may impose fines, set conditions for continual noncompliance, suspend use of common area privileges, or take other action.
5. Fines assessed shall not be less than fifty dollars (\$50.00) nor more than two hundred fifty dollars (\$250.00) per violation. Fines may be levied daily, weekly, per occurrence, or in any other manner as the Association determines necessary in order to bring compliance.
6. A Notice of Determination will be mailed out within ten (10) days after the Noncompliance Hearing.

### **Determination Appeal**

An Owner may appeal to the Board of Directors to revise the determination if requested in writing no later than fifteen (15) days after receipt of the Notification of Determination.

*All owner(s) shall be fully responsible for informing members of their family, tenants, and guests of the provisions of the Governing Documents, and shall be fully responsible for any violation(s) for the provisions of the Governing Documents by members of their family, tenants or guests. All Owner(s) shall further be fully responsible for the conduct and activities of their pets or those of members of their family, tenants, or guests.*