



## **SGCA FINE POLICY**

### **Effective September 1, 2015**

#### **RESOLVED:**

By unanimous consent the Board of Directors of Sunset Gardens Condominium Association approved the following **FINE SCHEDULE** for any violation of the governing documents of the Sunset Gardens Condominium Association.

The Board of Directors intends to impose monetary penalties as authorized by Florida State Statute 720.305, F.S. Legal Counsel has been consulted regarding the implementation of fines by the Board of Directors of Sunset Gardens Condominium Association. The Board of Directors, when imposing monetary penalties, reserves the right to enforce the community's restrictions in any other legal manner. The following Fine Schedule is intended to be a guide only and is not intended to create any rights. The Board of Directors reserves the right to impose fines in amounts in excess of those set forth in the fine schedule. If fines involve a Tenant, the Owner of the unit is ultimately responsible for the fines; therefore, both Owner and Tenant will receive notices of fines. Owners and Tenants are also responsible for the actions of their guests. The person(s) sought to be fined will have the "RIGHT OF APPEAL" and the instructions on how to do so will be delivered with the Notice of Violation. A written letter to appeal this violation must be received by the Board Secretary within five (5) days of the dated offense.

#### **Continuous Violations**

A Notice of Violation requesting compliance shall be mailed via regular mail, certified mail, or hand delivered to the Owner/Tenant. A monetary fine will be assessed and due by the first of the following month. The person(s) sought to be fined may appeal to the Board of Directors within five days. If they do so and the Board rules against them, the fine is due immediately and a specified amount of fine, not to exceed \$100 a day, will be assessed each and every day until the total amount of fines reaches the maximum amount of \$1,000 or until the violation has been resolved, whichever comes first. In addition, the Board of Directors shall have the right to remedy the violation and/or take legal action, the cost of which shall be billed to the Owner/Tenant and collected in the same manner as assessments.

#### **Isolated Violations**

The person(s) sought to be fined may appeal in writing within five (5) days of receipt of the violation. A Notice of Violation will be mailed via regular mail, certified mail, or hand delivered to the Owner/Tenant. A monetary fine will be assessed and due by the first of the following month. The person(s) sought to be fined may appeal to the Board of Directors within those five days. If they do so and the Board rules against them, the fine is due immediately.

Unless notified otherwise, fines are due the first of the following month.



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<b>Violation</b>	<b>Fine Amount</b>
Background check	\$25 per incident
Garbage	\$25 per incident
Monthly fees	\$25 per incident
Parking	\$25 per incident
Pets	\$25 per incident
Porches	\$25 per incident
Residency	\$50 per day
Swimming pool	\$25 per incident

**This list is not all inclusive. The Board of Directors reserves the right to impose and set fines on all violations of the Governing Documents of Sunset Gardens Condominium Association.**