

Springwood Villas, HPR

Fining System

Adopted by the Board on June 10, 2010

In order to enforce the community Rules & Regulations, the Board of Directors has developed a fining system as follows:

The following are subject to immediate action:

1. Only those pets registered and grandfathered in August 2004 are permitted. Owners/renters/guests with non-registered pets on the property or in the units are subject to \$50.00 daily fines until the owner provides documentation confirming the pet has been removed.
2. No grills of any kind (including electric) are permitted on the property. Grills or open flame devices found on the property will be removed immediately and the unit owner will be billed for the removal and disposal cost. Owner will be fined \$50.00 *plus* the cost of removal and disposal.
3. Commercial Enterprises are not permitted to be run out of any villa within the Springwood Villas, HPR community. Owners will be fined \$50.00 per day until the business is no longer run from the community.

All other infractions will be subject to the following guidelines:

1. Owner is notified of the infraction and given seven days to correct.
2. A fine of \$50.00 is levied after seven days if no correction is made.
3. An additional fine of \$100.00 is levied after fourteen days if no correction is made.
4. An additional fine of \$150.00 is levied after twenty-one days if no correction is made.
5. An additional fine of \$200.00 is levied after twenty-eight days if no correction is made.
6. Fines will continue to accrue at \$250.00 per week after twenty-eight days with no correction.

All fines will be placed directly in the owner's account and will be treated as any other balance due. (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid).

Our purpose is not to impose a hardship on any owner, but to have a standardized procedure for rules enforcement. Should an owner have a question or problem with a notification or fine, they should contact IMC Resort Services, Inc., in writing, who will bring the owner's appeal to the attention of the Board of Directors.

The Springwood Board of Directors may change this system from time to time as circumstances warrant.

OWNERS WHO RENT THEIR VILLAS ARE RESPONSIBLE FOR PROVIDING THIS INFORMATION TO THEIR TENANTS & GUESTS.