

VENETIAN ON THE ORTEGA LUXURY CONDOMINIUM ASSOCIATION, INC.

**POLICY RESOLUTION 2014-01
(Violation and Fining Procedures)**

WHEREAS, Article 5, Section 16 of the Bylaws of the Venetian on the Ortega Luxury Condominium Association, INC. (“Bylaws”) provides that the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the condominium and may do all such acts and things not prohibited by law or by the Declaration of the Condominium; and,

WHEREAS, Article 5, Section 16, subparagraph (d) of the Bylaws empowers the Board of Directors to make and amend regulations respecting the operation and use of the Common Elements and Condominium Property and facilities, and the use and maintenance of the Condominium Units therein, and the recreational area and facilities; and,

WHEREAS, it is recognized that there is a need to administer the guidelines for rules and regulations compliance.

NOW THEREFORE BE IT RESOLVED that the Board of Directors duly adopts the following Violation and Fining Procedures:

VIOLATION AND FINING PROCEDURES

1. Establish a fining committee
2. Ensure all residents/homeowners have access to the documents, rules and regulations and Policy Notes
3. Create a Policy Note outlining the association’s procedure
4. When a violation occurs:
 - A. Notify the homeowner of the violation via a courtesy notice – attached sample
 - B. If not corrected, notify the homeowner via a certified letter that the violation still exists and allow a 3 day time frame to comply.
 - C. If still not corrected, notify the homeowner of the intent to recommend that the fine committee levy a fine, give them the date (at least 14 days notice) of the hearing. If the homeowner does not respond, the recommended fine is automatically applied to the account. Attached sample
 - D. If hearing is held, manager presents the facts, the homeowner has a chance to respond. After presentations, manager and homeowner leave and allow the committee to discuss and make their decision. Committee notifies the manager who, in turn, notifies the homeowner of the decision.

