

GREYSTONE TOWN HOMES OWNERS ASSOCIATION, INC.
FINING GUIDELINES, FINING/VIOLATION AND
SUSPENSION OF USE RIGHTS POLICY
JANUARY 14, 2021

1. Section 720.305, Florida Statutes authorizes the Association to levy or assess reasonable fines and to suspend use of the common areas for violations of the Association's governing documents.
2. Homeowners shall be given one (1) written notice of existing violation(s) of the Association's governing documents and fourteen (14) days to cure the violation. If the violation(s) is not corrected, a second notice will be sent to the homeowner providing an additional fourteen (14) days for correction of the violation(s).
3. If the Homeowner fails to correct the violation(s) after notice is provided, the Board of Directors may, as part of its regularly scheduled and noticed meeting, levy a proposed fine and suspend use rights against the violating Homeowner.
4. The Board must vote on imposing a fine or suspension for a continuing violation(s). After the Board levies a fine or a suspension, the fine and suspension must be approved by the Fining Committee before the fine or suspension is imposed against the Homeowner. A fine levied by the Board will not be treated as a receivable, and no efforts will be taken to collect the fine until after the Fining Committee hearing.
5. The Board will provide at least fourteen days notice of the fine or suspension to the Homeowner. The notice will provide the Homeowner with an opportunity for a hearing in front of the Fining Committee. The notice will state that the fine or suspension will not be imposed until the Fining Committee has conducted its hearing and has voted to confirm the fine and suspension.
6. The Fining Committee will consist of at least three members appointed by the Board who are not officers, directors, or employees of the Association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The role of the committee is limited to determining whether to confirm or reject the fine or suspension levied by the board. The Committee cannot reduce, waive, grant extensions or modify the fine in any way.
 - a. If the fine is rejected, the Board cannot collect the fine.
 - b. If the fine is imposed, it becomes a collectible receivable due the Association.
 - c. The Fining Committee cannot defer its decision, cannot grant an extension or respond to requests from owners regarding fine payment options.
7. If the Fining Committee, by majority vote, does not approve a proposed fine or suspension, the proposed fine or suspension may not be imposed. Alternatively, if the proposed fine or suspension levied by the Board is approved by the Fining Committee, the Board will provide written notice to the Homeowner of the imposition of the fine and suspension by mail or hand delivery and to any tenant, licensee, or invitee of the Homeowner, as applicable. Payment of the fine will be due 5 days after the date of the committee meeting at which the fine is approved or as may be provided by law.
8. The Board may not levy a fine that exceeds \$100.00 per violation per day or \$1,000.00 in the aggregate for continuing violations unless a greater amount is allowed to be

imposed per the Association's governing documents. Greystone's governing documents do not currently authorize greater amounts for fines. A fine of less than \$1,000.00 cannot become a lien against a homeowner's lot.

9. The Board may suspend a Homeowner's right to use the common areas and voting rights if the Homeowner is more than 90 days delinquent in the payment of any fee, fine or other monetary obligation due to the Association. Such suspension will continue until the amounts owed to the Association are paid in full. The notice and hearing requirements stated above do not apply to this type of suspension.

This instrument prepared by:

Helena Gutierrez Malchow, Esquire
WEAN & MALCHOW, P.A.
646 East Colonial Drive
Orlando, Florida 32803

**CERTIFICATE OF APPROVAL OF GREYSTONE TOWN HOMES OWNERS'
ASSOCIATION, INC. FINING GUIDELINES, FINING/VIOLATION AND SUSPENSION OF
USE RIGHTS POLICY, JANUARY 14, 2021**

The undersigned authorities hereby certify that at a duly called meeting of the Board of Directors held on January 19, 2021, the Board of Directors of Greystone Town Homes Owners' Association, Inc. adopted the attached proposed Fining Guidelines, Fining/Violation and Suspension of Use Rights Policy, January 14, 2021.

The attached proposed Fining Guidelines were approved in accordance with Article III, Section 3.23 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Greystone and Sections 3.9 and 7 of the By-Laws of Greystone Town Homes Owners' Association, Inc. by a majority vote of the Directors present at a meeting which a quorum was present.

Witness our hands and seals this 28 day of April, 2021.

ATTEST:

"Association"
GREYSTONE TOWN HOMES OWNERS'
ASSOCIATION, INC.

Claudia Surina
Claudia Surina Secretary

By Charles J. Conatser
Charles Conatser, President

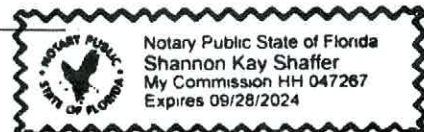
STATE OF FLORIDA :
COUNTY OF SEMINOLE :

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this ____ day of _____, 2021, by Charles Conatser and Claudia Surina as President and Secretary, respectively, of Greystone Town Homes Owners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. They are personally known to me or have produced _____ as identification.

Shannon Kay Shaffer
(SIGN)

Shannon Kay Shaffer
(PRINT)

Notary Public, State of Florida at Large



My Commission Expires: