



FISHHAWK LAKE RESERVE & COMMUNITY

9997 Beach Drive
Birkenfeld, OR 97016

FINES FOR VIOLATIONS OF BYLAWS, CC&RS, AND RULES AND REGULATIONS

DECEMBER, 2004

FINE PROCESS

1. Violations of the FLRC Bylaws, CC&Rs, or Rules and Regulations must be reported to the Board in writing and be signed by the reporting Member. The Board may also take action on its own motion to pursue violations.
2. The Board is responsible for sending a certified letter of notification to the Member responsible for the violation requiring them to correct the violation, if possible, within a stated time frame or be levied a fine based on the following "Schedule of Fines." If the violation is not corrected within the stated time frame or is impossible to correct, then the appropriate fine from the Schedule will be levied. A Member may appeal a fine to the Board within 45 days of receiving the certified letter.

Example:

A member builds a dock without obtaining approval from the Architectural Committee.

The Board sends the member a certified letter advising him that he/she is in violation of the CC&Rs and that he/ she must obtain approval for the dock from the Architectural Committee by a specified date or be fined at a rate of \$25 per day from that date forward until approval is obtained. If the Member refuses to or cannot obtain approval from the Architectural Committee within the specified time period, then they will be fined at a rate of \$25 a day from that date until the dock is removed. The member may appeal the fine to the Board within 45 days of receipt of the notification letter.

3. Non-payment of a fine within 90 days from the notice may result in legal action against the violator, and/or a lien being placed against the violator's property.
4. A permanent copy of all letters of notification will be maintained in the FLRC office.