

SUBJECT: FINES/CHARGES FOR ARR/BY-LAW VIOLATIONS

ARR NUMBER 1.7

AMENDED: MAY 2026

PURPOSE: To record a schedule of fines for violation(s) of any/all the articles, sections or provisions of the Condominium By-laws including Adopted Rules and Regulations (ARR) of the Lexington Condominium Homes Association.

POLICY: The Condominium By-Laws, Article XI, Section 1 sub-sections (a), and (d) provide for the remedies in the form of fines for non-compliance and violation of Condominium Documents. In accordance with the referenced provisions, the following schedule is in effect.

1st notification of violation(s) - A written notice is issued to the co-owner advising of the violation/non-compliance of the document(s) article(s).

NOTE: THE OFFENDING CO-OWNER WILL BE GIVEN AN OPPORTUNITY TO APPEAR BEFORE THE LCHA BOARD AND OFFER EVIDENCE IN DEFENSE OF THE ALLEGED VIOLATION(S) PRIOR TO FINES BEING ASSESSED.

2nd notification of violation(s) - \$50.00 fine is assessed.

3rd notification of violation(s) - \$100.00 fine is assessed.

4th and each additional notification thereafter of violation(s) - \$250.00 fine is assessed.

NOTE: All payments received from a co-owner shall be applied first against late charges, court costs, Attorney fees and fines, and thereafter against assessments in order of greatest delinquency. [Ref. Condominium By-Laws, Article II, Section 4(b) and Article XI, Section 1(d)].