

## **Grove Pointe HOA Fine Policy**

Grove Pointe Homeowners' Association (GPHOA) and property owners within the Grove Pointe community have the right to enforce compliance of the Restrictive Covenants that govern Grove Pointe. It is our hope that doing so will help to maintain and improve property values throughout the community.

Please accept this correspondence as notice to all homeowners/tenants/property management companies of the Fine Policy that has been adopted by the Board pursuant to Article II, Section B of the Bylaws and Article VIII, Section 1 of the Restrictive Covenants.

GPHOA will investigate all violations reported by neighbors and/or observed by GPHOA directly. If the Board determines that a violation does exist, based on the language of the restrictive covenants, a First Written Notice will be issued that details what the violation involves and the specific covenant it violates.

### **A summary of the Fine Policy is as follows:**

	<b>Fine Amount</b>	<b>Total Amount Due</b>
First Written Notice	\$0	\$0
Second Written Notice	\$100	\$100
Third Written Notice	\$150	\$250
Fourth Written Notice	\$200	\$450
Initiation of Litigation through HOA Attorney	Court costs + attorney fees \$450 + court costs + attorney fees	

To correct a violation once a written notice is received, the homeowner must notify the Board in writing and submit a payment of total fines due, if applicable.

If fines are unpaid, GPHOA has the right to refuse access to common areas, to include the Grove Pointe Pool.

If a property in violation is a rental property, notice will be provided to the current tenant and the homeowner. However, it will be the homeowner's responsibility to pay the fine(s) associated with the violation.

*This Fine Policy has been approved by the Grove Pointe Homeowners' Association and will take affect on June 1, 2019.*

