

## ***SCHEDULE OF FINES FOR VIOLATIONS***

REVISED & APPROVED BY THE BOARD OF TRUSTEES, 4/26/2007  
 APPROVED BY THE BOARD OF TRUSTEES, 4/24/2003  
 REVISIONS SUPERCEDE 1/20/94 SCHEDULE

In accordance with New Jersey Statute NJRS 46:8B-16(b) and with the Master Deed, By-Laws, and the Resident's Handbook of Rules and Regulations of the Shadow Lake Village Condominium Association, Inc., effective December 1980, the Board of Trustees hereby establishes a Schedule of Fines for Violations.

### 1. SCHEDULE OF FINES

#### 1.1 Fines shall be based on the seriousness of the violation:

- (a) Less serious violations: \$25.00 for the first offense or failure to correct an offense after a warning notice has been issued; \$50.00 for each additional violation.
- (b) Moderately serious violations: \$50.00 for the first offense of failure to correct an offense after a warning notice has been issued; \$100.00 for each additional violation.
- (c) Serious violations: Minimum \$100.00 up to \$250.00 for the first offense or failure to correct an offense after a warning notice has been issued; up to \$500.00 for each additional violation.

#### 1.2 If a violation is not corrected after a warning notice has been issued, a notification of the fine will be sent. If the fine is unpaid within 30 days of the notification, the amount of the fine, together with a \$25.00 processing fee for each fine, will be added to the next quarterly assessment statement. If the fine and fee are not paid within 60 days of the quarterly assessment date, the total shall accrue interest at the rate of 2% per month retroactive to the date of notification. If the total amount due is not paid within six months from the quarterly assessment date, said amount will constitute a charge against the refundable quarterly assessment on deposit with the Association for the unit.

### 2. Examples of Violations

#### 2.1 Violations shall include, but are not limited to, the following lists which have been taken from the Master Deed, By-Laws, and the Resident's Handbook for Rules and Regulations:

#### 2.2 Less Serious Violations:

- (a) Loud noises after 9:00 PM.
- (b) Pets not on leash, or other pet violations except 2.3 (d) below.
- (c) Parking violation.
- (d) Dress code violations.
- (e) Identification badges not worn when required.

- (f) Laundry hung outside.
- (g) Resident requesting employee to do additional work not included on a Work Order.
- (h) Storage of bicycles, etc., under stairs outside of units.
- (i) Garbage and trash violations.

## 2.2 Moderately Serious Violations:

- (a) Lack of notification of proposed sale or lease of a unit.
- (b) Failure to notify Association Office of extended absence or vacation from the Village.
- (c) Recycling violations.
- (d) Animal droppings left on grounds or dropped down storm sewer.
- (e) Damage to or removal of plants, flowers, or shrubs on roadway islands or other common areas without Landscape Committee's approval.
- (f) Moving traffic violations.
- (g) Harassment of employees.
- (h) Disregard of rules as established for recreational facilities.
- (i) Failure to register guests at recreational facilities, i.e., golf course, swimming pool, tennis courts.
- (j) Failure by a unit owner to pay the \$250.00 administrative fee for rental of the unit.
- (k) Failure of an owner(s) who has sold the unit, to return all SLV identification badges and golf bag tags and/or to remove the SLV automobile identification decals.
- (l) Failure of a resident who has sold an automobile with an SLV identification decal to have the decal removed.
- (m) Unauthorized parking in handicap space.
- (n) Fire zone parking.

## 2.3 Serious Violations:

- (a) Violation of protective age covenant restrictions.
- (b) Non-conformance with Architectural Control Committee decisions.
- (c) Refusal to correct violation of less serious or moderately serious nature.
- (d) Failure to pay the fee assessed by the Association for disposal of bulk waste such as appliances, furniture, carpeting, and construction materials when contractor of owner or resident refuses or fails to remove such material in a timely manner.
- (e) Indoor storage of gas for use with gas-fueled outdoor grills.
- (f) Failure to have fireplace/chimney inspection done every 2 years.

## 3. Application and Effective Date

- 3.1 This Schedule of fines for Violations applies to all residents, including tenants. Non-resident owners are responsible for the actions of their tenants.

- 3.2 This Schedule of Fines for Violations is effective June 1, 2007. It is not retroactive but no violation existing on June 1, 2007, or thereafter is exempt by reason of precedent.
- 3.3 This Schedule of Fines for Violations will be distributed in full to all residents with the June 2007 Chatterbox and to all non-resident owners by mail.

NOTE:

N.J.R.S. 46:8B-16(b). Relationship between unit owners and the Association. (b) Failure to comply with the by-laws and the rules and regulations governing the details of the use and operation of the condominium, the condominium property and the common elements in effect from time to time and with the covenants, conditions and restrictions set forth in the master deed or in the deeds of units shall be grounds for an action for maintainable by the association or by an other unit owner or by any person who holds a blanket mortgage or a mortgage lien upon a unit and is aggrieved by an such noncompliance.