

MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH

FINE AND FEE WAIVER POLICY

WHEREAS, there are Owners in the community who request fees and fines to be waived; and

WHEREAS, there is a need to establish a policy setting forth the process for the Board of Directors to consider waiving fees and fines.

THEREFORE, be it resolved that the following policy shall be followed when an Owner requests a fee or fine to be waived.

Once any fine/fee is assessed, the Owner must submit a written request to the Association requesting a waiver/reduction of any fine/fee.

Fines Resulting from Violations

1. Fines are assessed after notice and opportunity for hearing, upon the recommendation of the Hearing Committee and the approval of the Board of Directors.
2. If the violation has been corrected within 60 days of issuance of the first fine, the Association's Board will waive up to 10% of any fine and assessed per the Association's Policies. Once 60 days from issuance of the first fine has expired there will be no reduction in assessed fines.

The fee/fine waiver request will be reviewed at the next scheduled Board meeting by the Board of Directors, if the written request is received at least 3 business days prior to the Board meeting. Otherwise, the Board of Directors will review the request at the following Board meeting.

The amount the Association's Board agrees to waive will only be honored if the Owner pays the amount specified within 30-days after the date on the Board appeal decision letter or other time frame as stated by the Board of Directors.

Failure to pay the fine/fee may result in additional fees being assessed to the account per the Association's Delinquency Policy.

For extenuating circumstances, the Board of Directors may consider reducing fines beyond the above statement guidelines on a case-by-case basis.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on August 4, 2022 and in witness thereof, the undersigned has subscribed his/her name.

Master Homeowners Association for Green Valley Ranch

By: 
Its: President