

The Gables at Brickyard Hill I Fine Process and Penalties
All Violations Are Subject To Fines
Adopted July 17, 2024

Degree of Violation	Corresponding Notice	Number of Days Provided to Rectify Violation	Association Action
<p>First Occurrence A first occurrence of a violation is defined as a violation that comes to the attention of GBH or management company and is the first occurrence of a violation of that nature at the offending property address.</p>	<p>Courtesy Notice</p>	<p>30 days for all structural 7 days for behavioral (ex. Trash can storage)</p>	<p>No Fine</p>
<p>Second Occurrence A second occurrence is defined as a violation of a nature that has been noted previously on one occasion and the Owner informed with a Warning Notice. Failure to comply within the allotted time frame provided in a Warning Notice constitutes a second occurrence.</p>	<p>First Fine Notice</p>	<p>30 days for all structural 7 days for behavioral (ex. Trash can storage)</p>	<p>\$25.00 applied to the Unit Owner's account</p>
<p>Third Occurrence A third occurrence is defined as a violation of a nature that has been noted previously on two occasions and the Owner informed with a Second Notice. Failure to comply within the allotted time frame provided in a Second Notice constitutes a third occurrence.</p>	<p>Second Fine Notice</p>	<p>30 days for all structural 7 days for behavioral (ex. Trash can storage)</p>	<p>\$50.00 applied to the Unit Owner's account</p>
<p>Fourth Occurrence A fourth occurrence is defined as a violation of a nature that has been noted previously on three occasions and the Owner has been most recently informed with a Third Notice of Violation. Failure to comply with prior notices will constitute a fourth occurrence.</p>	<p>Third Fine Notice</p>	<p>30 days for all structural 7 days for behavioral (ex. Trash can storage)</p>	<p>\$100.00 applied to the Unit Owner's account GBH has the authority to correct the violation and apply the cost associated with such correction to the offending Owner's account. Police or Borough authorities will be notified if offense violates local ordinances.</p>
<p>Fifth Occurrence/Persistent Violation A fifth occurrence is defined as a violation of a nature that has been noted on four previous occasions and multiple notices have been provided to the Owner. Failure to comply or otherwise respond to the Final Notice of Violation will constitute a persistent violation and be addressed by a civil suit brought against the noncompliant Owner by the GBH.</p>	<p>Daily Fine or Legal Action</p>		<p>A Daily Fine (up to \$100) will be assessed on the Owner's account for every day that the violation persists and / or the fines remain unpaid. The Association can submit the violation to an attorney for legal action to bring the property into compliance. Owners will compensate GBH for any resulting damages or costs incurred as a result of the persistent violation, as well as the legal fees necessitated to correct the persistent violation.</p>