

# CCHA Violation Fine Schedule

## Exhibit B of the Castle Creek HOA Rules and Regulations

DEGREE OF VIOLATION	CORRESPONDING NOTICE	ASSOCIATION ACTION
<p><b>First Occurrence</b></p> <p>A first occurrence of a violation is defined as a violation that comes to the attention of CCHA or management company and is the first occurrence of a violation of that nature at the offending property address.</p>	<p><b>Warning Notice of Violation</b></p>	<p><b>No fine</b></p>
<p><b>Second Occurrence</b></p> <p>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><b>Second Notice of Violation</b></p>	<p><b>\$25.00 applied to the Unit Owner's account</b></p>
<p><b>Third Occurrence</b></p> <p>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><b>Third Notice of Violation</b></p>	<p><b>\$50.00 applied to the Unit Owner's account</b></p>
<p><b>Fourth Occurrence</b></p> <p>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><b>Final Notice of Violation</b></p>	<p><b>\$100.00 applied to the Unit Owner's account</b></p> <p>CCHA has the authority to correct the violation and apply the cost associated with such correction to the offending Owner's account.</p> <p>Police or Borough authorities will be notified if offense violates local ordinances.</p>
<p><b>Fifth Occurrence/Persistent Violation</b></p> <p>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 CCHA.</p>	<p><b>Legal Action</b></p>	<p>Association will submit the violation to an attorney for legal action to bring the property into compliance. Owners will compensate CCHA 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>