

ARBORETUM COMMUNITY ASSOCIATION

FINE SCHEDULE

Pursuant to Article XIX of the Bylaws, a schedule of fines and related sanctions is published for the guidance of the owners, the Board of Directors, and the Architectural Review Committee (ARC).

Per N.C.G.S. Sec. 47F-3-107.1, the requirements for fines or suspensions are as follows:

1. Notice: Notice of the charge must be given to the lot owner.
2. Hearing: A hearing must be held prior to any fine or suspension. The lot owner must have the opportunity to be heard, including the presentation of evidence.
 - (Note that the members of the adjudicatory panel may not be officers of the Association or members of the Executive Board.)
3. Decision: Notice of the decision must be provided to the lot owner.
 - A fine – not to exceed \$100 – may be charged for each day that the violation continues more than 5 days after the decision.
 - Fines shall be in the form of assessments secured by liens.
 - Suspension of privileges or services may be imposed until the violation is cured.
 - The right to vote and to use common elements and amenities constitute privileges that can be revoked. However, the Association may not prohibit access to one's lot or cut off utilities.
4. Appeal: The lot owner may appeal the decision to the Executive Board, in writing, within 15 days after the date of the decision.