

Old Oaks Condominium Owners Association

Fine and Fee Schedule

Late Payments: \$35.00/occurrence + 10% Annual Interest on Amount Past Due

Violation	Occurrence # (in 12-month period)	Penalty
Noise	1 st	Written Warning
	2 nd	Written Warning
	3 rd	Written Warning, Notice of Impending Fine
	4 th + Subsequent	\$100.00 fine
Pet	1 st	Written Warning, Notice of Escalating Fines: \$25/occurrence escalation rate
	2 nd	\$25.00 Fine
	3 rd	\$50.00 fine
	N th	Fine of (N-1) x \$25.00
Damage to Common Elements	Any; Damage < \$1,000.00	\$200 fine + Total Cost of Restoration
	Any; Damage >= \$1,000.00	\$1,000 fine + Total Cost of Restoration
Unauthorized Modification	Any Minor/Cosmetic	Written Notice of 4-week grace period for Responsible Party to Undo the Modification and Restore the Common Elements to Prior State with no penalty. After expiration of Grace Period, \$200 fine + Total Cost of Restoration if modifications are not undone
	Any Major/Structural	\$1,000 fine + Total Cost of Restoration
Other		\$100 fine + Total Cost of Restoration/Total Cost Incurred

The Association will restore the Common Elements to their prior condition

If any hazardous conditions are created, the applicable Law Enforcement and Regulatory Agencies shall be notified, and the responsible party shall bear the full cost incurred in addition to any and all other applicable penalties.

The Total Cost of Restoration includes, but is not limited to, the cost of work, materials, taxes, permits, government fines/fees, compliance costs, attorney's and court costs, etc. incurred in the determination and restoration of Damage or Unauthorized Modifications.

Fines and Penalties shall constitute a lien on the applicable Unit and shall be due within 4 weeks of assessment; afterward, additional late fees shall apply.

These Fines and Fees are not a complete listing of all obligations of owners, residents, guests, and employees. The Old Oak Condominium Declaration and Old Oaks Homeowners Association Bylaws include additional responsibilities and obligations not enumerated in this document.

OLD OAKS OWNERS ASSOCIATION FINES AND FEES, OLD OAKS OWNERS ASSOCIATION BYLAWS, AND CONDOMINIUM DECLARATION SHALL PREVAIL OVER ANY CONFLICTING PROVISIONS OF ANY LEASE OR ANY OWNER'S RULES.

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE: