

# MOORELAND ESTATES HOME OWNERS' ASSOCIATION

## FINE POLICY

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In accordance with the CC&Rs and By-Laws of the Mooreland Estates Homeowners' Association, a fine policy for noncompliance of homeowner regulations is outlined below.

Fines shall be imposed only as a last resort by the Board of Directors. It is not the desire of the Board to impose fines, but to enforce the governing documents of the Association, which, at times may require the imposition of a fine.

All Homeowners will be given reasonable time, as determined by the Board or its committees, to comply with a request of the Board prior to the imposition of any fine. This reasonable time will vary depending on the type of infraction, its effect on the community, and previously stated policies of the Board or one of its committees.

When the Board decides to impose a fine, it will adhere to the following procedures:

1. Due warning will be given any homeowner prior to the imposition of any fine.
  - This warning will consist of one written contact explaining the nature of the infraction, and the action needed to correct the problem.
2. A **Second Notice letter** will be sent within 15 days of the date of the first letter informing the homeowner of the nature of the infraction, and **again** asking for compliance and the action needed to correct the problem.
3. A **Third Notice letter sent Certified Mail/Return Receipt Requested** will be sent stating a Fine of \$50.00 will be assessed if the infraction is not corrected with 15 days of the date of said Third Notice letter and thereby establishing the beginning date for the imposition of fines and stating that the Fine will double if not corrected within 15 days following. At the point of reaching \$100.00 in fines, a Lien will be placed upon the Lot Owner and all costs of any legal fees will be placed upon the Lot Owner. The fine will continue to double every 15 days until the infraction is corrected.
4. Fines will end the day that the homeowner corrects the problem and notifies the Management Company and the fines which have accrued have been paid in full.
5. It is the homeowner's responsibility to contact a member of the Board or the Management Company with notice that the problem has been corrected.
6. All unpaid fines will be accrued to the individual homeowner's Association dues account and be treated as an outstanding balance against the homeowner until paid in full. Interest will be assessed at the rate of 1.5 % on unpaid fines in excess of 30 days. Unpaid fines will be pursued for collection in the same manner as unpaid Association fees.
7. The Board retains the right to interpret this policy in any way that it deems is in the best interest of the Mooreland Estates Homeowners' Association and its homeowners.