

BAY HARBOR CHANNEL OWNERS ASSOCIATION, INC.

VIOLATION ENFORCEMENT GUIDELINES & FINES POLICY

The Declaration of Restrictive Covenants, Conditions, Dedication and Agreement on Channel Ownership and Maintenance for Units 1, 2, 3, and 4 (“Restrictive Covenants”) of the Bay Harbor Channel Owners Association, Inc. (“Association”) allow the Association to enforce restrictions, rules, regulations and policies, and to institute a policy regarding fines.

The guiding principles of the Bay Harbor Channel Owners Association (“BHCOA”) are to foster a safe, well-maintained community, and to preserve and enhance the property of our subdivision, by enforcing the BHCOA Restrictive Covenants, rules and regulations, the purpose of which is to minimize conflict and maximize property values.

In order to achieve these principles, the Board of Directors (“Board”) has adopted the following rules and guidelines for the use and good of all property owners. This policy regarding violations and fines shall be governed by and comply with statutory and contractual guidelines, the BHCOA Restrictive Covenants, the Association rules, regulations and policies.

Any member of the Association may notify the Board or the Architectural Control Committee (“ACC”) of a violation of the Restrictive Covenants, the Association rules, regulations, or published policies. In the alternative, a member of the Board or the ACC may identify a violation.

SCHEDULE OF FINES:

Fines for violating any of the Restrictive Covenants shall be governed by statutory and contractual guidelines, the BHCOA Restrictive Covenants, rules, regulations and published policies.

FINES & ADMINISTRATIVE COSTS:

As described in the BHCOA Restrictive Covenants, the Association has the right to impose a lien on the property. Administrative costs associated with filing a lien will be separate, and in addition to any fines levied.

CONTINUING/SUBSEQUENT VIOLATIONS:

If the violation continues, or subsequent violations occur, these issues shall be brought to the attention of the Board for further action, which may include legal and/or any action allowed by law.

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SCHEDULE OF FINES

The following fine schedule shall apply to all violations:

1st Violation: \$25.00 - \$50.00 for initial violation.

2nd Violation: \$60.00 - 100.00 for 2nd separate violation.

3rd Violation: \$110.00 - \$150.00 for 3rd separate violation.