

Association Policy PHOA 018

Establish Violation Fines

Purpose:

Define a policy for fines that may be levied against owners, lessee or their respective guests (hereafter referred to as (“occupant”) for violating Pennbrooke Homeowners’ Association governing documents and our Rules and Regulations in a manner consistent with Florida Statute 720.

Policy Definition:

The PHOA Board of Directors is dedicated to protecting the value of the investments made in our homes. To ensure the quality of the community, the Board of Directors is authorized to levy fines or suspend use rights of the common areas for the purpose of enforcing the provisions of the PHOA governing documents and our Rules and Regulations in a manner consistent with Florida Statute 720. This policy identifies the fines and amounts of such fines, that may be levied against the occupant(s) by the Association after a subcommittee review hearing.

Architectural Review Fine (Violations under Pennbrooke Homeowners’ Association, Inc.’s Rules for Community Living, Section K. Titled Architectural Review.)

Violation Fine	\$50.00 per day plus damages/ return to original condition.
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All other Rules & Regulations	Violation Fine	\$25.00 per day plus damages.
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Florida State Statute 720.305 (2) allows for fines to be levied by the board of up to one hundred (\$100.00) per day and the aggregate amount of one thousand (\$1,000) dollars per violation.

Any persistent violation or failure to pay violation fee may also be subject to a suspension of use rights applied to the occupant.

Date Approved: 10/24/17

For Board of Directors: _____