

STRATHMORE GATE-EAST AT LAKE ST. GEORGE
HOMEOWNERS' ASSOCIATION, INC.

A RESOLUTION OF THE BOARD OF DIRECTORS
ADOPTING A POLICY FOR IMPOSING FINES AND/OR SUSPENSION OF
USE RIGHTS FOR VIOLATIONS OF THE GOVERNING DOCUMENTS

WHEREAS, the Amended and Restated Declaration of Restrictions for Strathmore Gate-East At Lake St. George (the "Declaration") provides that Strathmore Gate-East At Lake St. George Homeowners' Association, Inc. (the "Association") is responsible for operation of the subdivision, and for enforcement of its covenants, regulations and restrictions; and

WHEREAS, Section 720.305 of the Florida Statutes permits the imposition of fines and/or the suspension of use rights for violations of the Declaration, Bylaws, and Rules and Regulations established and adopted by the Association from time to time, (herein after "governing documents"); and

WHEREAS, the Board of Directors, ("the Board"), wishes to adopt a policy regarding the procedures to be followed with regard to the imposition of fines and/or suspension of use rights;

NOW, THEREFORE, be it resolved by the Board as following:

1. Pursuant to Section 720.305(2) of the Florida Statutes, the Association by this action formally memorializes its decision to impose fines in the amount of up to \$100 per occurrence / per day not to exceed \$1,000.00 for continuing violations, and/or suspend the rights of any owner or resident, licensee, or invitee to use the amenities listed below for a reasonable period, due to any violation of the Association's governing documents.
2. The Board or its appointed agent(s) are charged with determining whether there is probable cause that any of the provisions of the governing documents of the Association are being or have been violated, and shall be charged with determining the appropriate amount of the fine or duration of suspension as related to the violation.
3. In the event that a complaint is received by the Association, or a violation is otherwise determined to have occurred, the Board or its agents will notify the alleged violator(s) of the violation, which notice shall include the following:
 - A. A short and plain statement of the violation(s) asserted by the Association;
 - B. A statement of the provisions of the governing documents, which have been violated;
 - C. An opportunity for the violation(s) to be corrected within a reasonable time, but not less than fourteen (14) days absent an emergency situation.
 - D. Notice of the Association's intent to impose a fine in a specified amount and/or suspend use rights for a specified duration of time if the violations are not cured within the stated period.

STRATHMORE GATE-EAST AT LAKE ST. GEORGE
HOMEOWNERS' ASSOCIATION, INC.

- E. Notice that an impartial committee will conduct a hearing to make a final determination as to the imposition of the fine or suspension.
4. If the alleged violation is cured within the stated cure period, no fine or suspension shall be imposed.
5. If the alleged violation is not cured within the stated cure period, the Board of Directors shall appoint a Fining/Suspension Review Committee, ("committee"), which shall consist entirely of at least three (3) owners members who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. The committee may confirm or reject the fine or suspension following the hearing.
- A. The hearing will be conducted as soon as reasonably possible, but in no event later than sixty (60) days from the date of the notice described in paragraph 3 above.
- B. Neither the accusing person nor the alleged violator must be in attendance at the hearing. The hearing shall be open to attendance by all owners. In rendering a decision, official notice may be taken at any time of any generally accepted matter within the governing documents or the workings of the Association.
- C. Within ten (10) days following the conclusion of the hearing, the committee shall render a decision on the matter, and will prepare a written summary of the decision to the Board of Directors.
- D. If the decision of the committee, by majority vote, is to uphold the fine and/or suspension, the fine and/or suspension shall be effective immediately upon written notice of the decision to the alleged violator(s) by regular and certified mail.
- E. If a proposed fine levied by the Board is confirmed by the committee, payment shall be due five (5) days after the date of the committee meeting at which the fine is approved.
7. When a suspension is imposed the following will apply:
- A. A suspension may not be imposed for a period exceeding sixty (60) days.
- B. The suspension shall include, without limitation, recreational facilities or any other association property.
- C. The suspension shall not include access through any common areas required to access a unit, utility services provided to the lot, or assigned parking spaces, if any.
8. Violator(s) will be responsible for interest, costs and attorneys' fees incurred in the collection of any fine and/or enforcement of any suspension imposed pursuant to this Resolution.

STRATHMORE GATE-EAST AT LAKE ST. GEORGE
HOMEOWNERS' ASSOCIATION, INC.

IN WITNESS WHEREOF, the Board of Directors has adopted this resolution at a duly called, noticed and convened meeting held this 27 day of August, 2018, and shall become effective immediately.

STRATHMORE GATE-EAST AT LAKE ST.
GEORGE HOMEOWNERS' ASSOCIATION,
INC.

BY:

Richard Kramer
(Signature)

Richard Kramer
(Printed Name)

Pres.
(Title)