



## **SCHEDULE OF FINES**

The Glades Owners Association (TGOA) has restrictive covenants that are communicated in its Declaration of Covenants and Restrictions (DCR) at the time of home purchase in The Glades neighborhood. The provisions of the DCR are deed restrictions and are recorded at the Bay County Clerk of Court office. For a full list of all restrictions, please refer to your association documents. All pertinent documents can also be viewed on our website at [www.gladespcb.org](http://www.gladespcb.org).

The Board of Directors of The Glades Owners Association is organized with seven standing committees, one of which is its Environmental Control Committee (ECC). The ECC shall have the duties and functions described in Article VIII, Section 2. of the DCR applicable to The Properties. It shall watch for any proposals, programs or activities which may adversely affect the residential values of The Properties and shall advise the Board of Directors regarding Association action on such matters. This Committee shall also serve notices of proposed fines in accordance with Article XV of the By-Laws of The Glades Owners Association.

The Board of Directors has approved a process and a schedule of fines to help enforce our rules. This is a progressive fine that can result in the filing of a lien on the Property should the cumulative total of unpaid fines reach \$1,000.00. The Schedule of Fines is as follows:

- 1) A Notice of Non-Compliance will be delivered to the owner or occupant via a door-hanger card and, if available, a personal conversation with the posting member of the ECC. The door-hanger advises the owner or occupant that they have 14 calendar days to correct the violation. If the infraction is resolved within 14 days, then no fine/schedule will be imposed.
  - a. If the occupant is not the owner, as in a renter, the owner is to be notified separately by phone, email, or letter.
- 2) If correction is not made within the first 14 calendar days, a formal Notice of Potential Fine (Notice) letter will be sent via Certified Mail Return Receipt to the owner warning of the impending fine. The owner is given another 14 days from the date the Certified letter is delivered to correct the violation. Should the Certified Letter be rejected or refused, Notice shall be considered delivered on that date.
  - a. Any unapproved modification when discovered will result in the owner receiving an immediate violation notice and fine of \$50 (schedule amended by Board of Directors 2022.11.17)
- 3) The property owner may, in writing, within 14 calendar days of delivery the Notice, request a Hearing before the Board's Fine and Suspension Committee (F&SC). This written Request for Hearing may be delivered to any Board member.
  - a. The Request for Hearing must include: a current phone number for the owner; a current email address for the owner; and, if the owner so chooses, the name, address, phone number and email address of the person the owner designates to represent them at the Hearing. These are required to facilitate scheduling of the F&SC Hearing
  - b. Upon delivery of the Request for Hearing, the day count is paused until the F&SC renders its decision. Failure to serve a request for Hearing within 14 calendar days of delivery of Notice shall be a waiver of all rights to a Hearing.

- 4) The Fine and Suspension Committee (F&SC) shall meet in Hearing to consider and decide on the owner's appeal within 7 calendar days of receipt of the Hearing request. The appealing owner or their designated representative MUST attend the Hearing.
  - a. Failure of the owner, or the owner's representative, to appear at the Hearing shall result in denial of the appeal and immediate re-activation of the fine day count.
  - b. Denial of the appeal shall result in immediate re-activation of the fine day count.
  - c. Approval of the appeal shall release owner from the violation; no fines have accrued.
- 5) After 14 calendar days from delivery of Notice, or an F&SC denial, without correction of the violation, a \$25.00 fine per week will be imposed for each week the violation remains unresolved over the next 4 weeks. Cumulative fines during this period total \$100.00.
- 6) After the first four weeks from delivery of Notice, or an F&SC denial, without correction of the violation, a \$50.00 fine per week will be imposed for each week the violation remains unresolved over the next 2 weeks. Cumulative fines for the first two periods now total \$200.00.
- 7) After six weeks from delivery of Notice, or an F&SC denial, without correction of the violation, a \$100.00 fine per week will be imposed for each week the violation remains unresolved over the next 8 weeks. Cumulative fines for the three periods now total \$1,000.00 at which time the total of fines for a calendar year reaches the maximum allowable of \$1,000.00 per calendar year.
- 8) After reaching a total of \$1,000.00 in one calendar year, a lien may then be filed against the subject property to further enforce the fine and urge the owner to resolve the issue.
- 9) Should continuing fines accumulate to less than \$1,000.00 at the end of a calendar year, on January 1<sup>st</sup> of the new year a new period of \$100.00 per week fines will commence within the first week of January.
  - a. Fines will continue to accumulate each week the violation remains unresolved for ten weeks until the \$1,000.00 threshold is reached.
  - b. The Board of Directors may order a lien be filed for the amount (up to \$1,000) of unpaid fines accrued in a previous calendar year and another lien (up to \$1,000) for unpaid fines accrued in the current calendar year.
- 10) The annual cumulatively increasing fines and subsequent liens will continue until the violation is corrected and the accumulated fines are paid.

As a Board of Directors duly elected by the homeowners our goal is to help maintain our property values and make our community one of the most sought-after residential areas anywhere on the beach, and to enforce the rules necessary to do so within the confines of the law and our governing documents.

Your cooperation with this effort will be greatly appreciated.

Sincerely Yours,

The Board of Directors  
The Glades Owners Association