

**Bethany Springs Condominium
Homeowners Association, Inc**

**Rule 4, Violations of Rules
October 12, 2023**

(Rule 4 was approved at the Special Meeting held on October 12, 2023 by a majority vote of over 50% of the membership present or voting by proxy.)

WHEREAS, the Master Deed of the Bethany Springs Condominium establishes that the property shall be administered by an Association of Homeowners known as The Bethany Springs Condominiums Homeowners Association, Inc. and referred to as the Association;

WHEREAS, the Association shall have, perform, and fulfill the powers, duties and responsibilities required under the Master Deed, and the By-Laws (of the Association) and the Tennessee Horizontal Property Act;

WHEREAS, the Association shall elect pursuant to the By-Laws, an Administrative Board to serve as the governing body of the Association;

WHEREAS, the By-Laws require the Board to, among other things, use assessments collected to maintain, care for and preserve the units and condominium property. Additionally, to adopt rules and regulations pursuant to Article IX of the By-Laws;

NOW, THEREFORE, BE IT RESOLVED THAT Rule 4 shall read as follows:

Rule 4 establishes a system of fines for violations of the Master Deed, By-Laws, and the various Rules and Regulations of Bethany Springs Condominium Homeowners Association. The purpose of a fine is to help the Board of Directors enforce the documents governing our community.

The process to trigger a fine is as follows:

1. Owner shall be notified in writing, via certified mail, of violation.
2. Once a homeowner is notified, they shall have 10 days to rectify the violation.
3. If the violation is not corrected, the Association may levy a fine.
4. The homeowner shall have the right to appeal any assessed fine. The appeal shall be to the Board of Directors which would, by majority vote, either affirm, reverse, or otherwise modify the terms of the fine.
5. The fine may be reissued every 30 days if the violation has not been corrected.
6. Should the fine(s) remain unpaid, the Association shall file a lien on the property, along with attorney fees, until it is paid.

The fines shall be as follows:

1. \$200.00 for any violation of the Master Deed, By-Laws, and/or Rules and Regulations.
2. \$500.00 for any violation of the Master Deed, By-Laws, and Rules and/or Regulations which may cause a threat of injury/harm to members of the Association, their guests, pets and/or property.