

The Strand Homeowners Association

Policy with Respect to Fines

The Strand Homeowners Association and the Florida Statutes provide for the establishment of rules, regulations and expectation to govern members of Homeowner associations. The purpose of these rules is to promote and protect a favorable an aesthetically pleasing environment for all residents to enjoy, protect property values for all residents and promote harmony. Each Homeowner upon purchase of their property in The Strand has acknowledge and agreed to abide by these rules. These rules apply to all Homeowners, their guests and a tenant occupying any home within The Strand and it is the Homeowners responsibility to inform their guest and tenants of these rules and regulations and are responsible for their compliance.

To insure that the aforesaid rules and regulations are enforced, monetary fines have been established. These penalties are intended to guarantee that each owner's expectations regarding the use and enjoyment of their property are maintained and to assist in maintaining the value of each owner's property.

Rules and regulation and policies regarding various aspects of property maintenance and procedures to comply with these requirements have been established. These rules include by are not limited to the following elements of property maintenance and life in The Strand:

1. Parking
2. Garage doors
3. Trash
4. Fences and walls
5. Playground Equipment
6. Hurricane Shutters
7. Leasing
8. Moving in/out trucks trailer
9. Signs
10. Flags and flagpoles
11. Antennas and electronic devise
12. Pets
13. Landscaping and tree trimming
14. Outdoor equipment
15. Air conditioners
16. Golf carts

17. Mailboxes and address markers
18. Maintenance, alterations and painting
19. Holliday decorations

(Please note that this is not a complete list of all the rules and regulation that govern property owners in The Strand. It is instead a brief summary of some areas where rules and regulations exist that demand compliance by Strand home owners. The Strand HOA documents, bylaws, rules and regulations should be check for a complete list of Homeowner requirements.)

Process for Enforcement of Rules and Regulations

Any Homeowner deemed to be in violation of any rule or regulation as set for in The Strand Homeowners documents, bylaws, rules and regulations will be given a written notice by U.S. mail at the property address and by email (if available) to the address established with the Management Company. Acknowledgement of receipt of the notice and intent to correct the violation shall be communicated to the Management Company in writing or in email upon receipt of the notice of violation and the Homeowner shall be allowed 14 days from the date of the notice of violation to correct the violation.

In the event that the Homeowner disputes the violation of a rule or regulation, the Homeowner shall within fourteen days notify the Management Company of said dispute and request a hearing. Thereafter, a hearing shall be scheduled with the Fine Committee at which time the Homeowner may appear in person or in writing. The Fine Committee shall conduct a hearing and render a decision with respect to the violation. The recommendation of the Fine Committee /The Board's decision shall be given to the Homeowner no later than 14 days following the hearing. If the determination of the Fine Committee is that there has been and continues to be a violation of the bylaws, rules or regulations the Fine Committee shall recommend to the Board of Directors a fine upon the Homeowner. The fine shall be imposition upon the Homeowner as of the date of the decision by the Fine Committee. If the fine is of a continuing nature, the fine shall be imposed as

of the date of the Fine Committee's decision and shall continue on a daily basis until the fine totals \$2,000 or until there is a resolution of the violation.

In the event that the Homeowner neither disputes the violation of a rule or regulation nor corrects the violation, the Fine Committee shall recommend to the Board of Directors a fine upon the Homeowner. The imposition of the fine commences the date the decision is rendered and shall continue on a daily basis until the fine totals \$2,000 or until there is a resolution of the violation.

The Fine Committee shall recommend to the Board of Directors a fine for each violation of the rules and regulation set forth in The Strand Homeowners Association documents, bylaws or rules promulgated by the association. Fines imposed by the Board of Directors shall not exceed \$100 per day and maybe continuing in nature until the violation is corrected. The total fine imposed if it is of a continuing nature shall not exceed \$2,000. In the event that there are any legal costs associated with the fine committee hearing, the imposition of a fine or the collection of any fine, the Homeowner shall be responsible for said legal costs.

Any fines in conflict between the Strand SFHOA and the Master Association; the Master Association will make the determination of such recommendation of fining.

Board of Directors
The Strand Single Family Homeowners Association
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