

FINE POLICY
OAKS CONDOMINIUMS COUNCIL OF CO-OWNERS, INC.

VIOLATION. Should any Owner, or any person who occupies the unit, violate or any provision of the Master Deed, the Bylaws, or the Rules and Regulations for the Oaks Condominiums Council of Co-Owners, Inc. such violation shall be grounds for the assessment of monetary fines against the Owner by the Association's Board of Directors ("Board"). A continuing violation shall be a violation that occurs each successive day the Owner continues to create or cause a violation. "Owner" shall have the meaning as set forth in the Master Deed and Bylaws of the Association. If there are more than one owner of a unit then all owners of the unit shall be jointly liable for any fine assessed. The Owner shall be responsible for the occupants of the unit and if the fine is for a violation by the person or persons occupying the unit the Owner shall be responsible for any fine levied. Before any fine may levied for any violation the following procedures shall be followed.

NOTICE OF VIOLATION. A Notice of Violation shall either be hand delivered to the Owner or mailed via US Mail first class postage prepaid to the address that the Association has on file for the Owner giving the Owner an opportunity to be heard by the Board before any fine is levied. The Notice shall describe the nature of the violation, the amount of fine that could be levied, and the date and time the Board will consider whether to levy a fine. The Owner may appear at the meeting to oppose the levy of a fine. Such hearing date shall not be less than 10 days and not more than 30 days from the date of the Notice.

HEARING. Upon appearance by the Owner before the Board and presentation of evidence in defense by the Owner or after the Owner having an opportunity to be heard and not appearing to be heard the Board may decide whether a violation has occurred and what fine will be levied by a majority vote of the Board with a quorum present. The Board's decision shall be final.

FINE SCHEDULE.

1. The fine for the first violation shall be \$250.
2. The fine for a second violation shall be \$500.
3. The fine for a third violation shall be \$750.
4. The fine for a continuous violation after the fine for the first violation shall be shall be \$750 for each day thereafter the violation continues.

REMEDIES. The Association shall have all the rights and remedies to enforce and collect any fine or fines levied hereunder under the terms of the Association's Master Deed, Bylaws, applicable law. Any fine levied herein shall constitute a lien on the applicable Unit and the Association may record a notice of such lien in the appropriate office.

**THE OAKS CONDOMINIUMS COUNCIL OF CO-OWNERS, INC.
FINE POLICY**

This Fine Policy for the Oaks Condominiums Council of Co-Owners, Inc. ("Association") is made and adopted this 3rd day of February, 2017 by the Board of Directors on behalf of the Association.

WHEREAS, the Association is a condominium regime organized and existing under the laws of the Commonwealth of Kentucky and that certain Master Deed for Oaks Condominiums Council of Co-Owners, Inc. dated November 19, 1979 which is of record in Deed Book 5135, Page 287 and the exhibits attached thereto, and all amendments thereto (the "Master Deed") in the office of the Clerk of Jefferson County, Kentucky; and,

WHEREAS, this Fine Policy has been duly adopted by the Board of Directors on behalf of the Association pursuant to KRS 381.9167(1)(k).

NOW THEREFORE, the Oaks Condominiums Council of Co-Owners, Inc., by and through its Board of Directors hereby adopts the Fine Policy attached hereto which shall be effective and enforceable according to its terms on and after February 3, 2017.

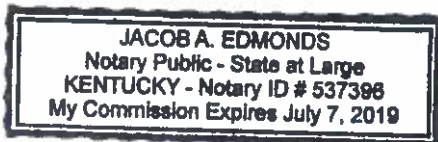
IN TESTIMONY WHEREOF, the Fine Policy which is attached hereto and incorporated herein by reference is hereby approved and adopted by the Board of Directors on behalf of the Association on the day and year first above written.

OAKS CONDOMINIUMS COUNCIL OF CO-OWNERS, INC.
By: *C. O'Neil*
Title: President

STATE OF KENTUCKY
COUNTY OF JEFFERSON

Subscribed and acknowledged before me by _____ as President of the Oaks Condominiums Council of Co-Owners, Inc. on this 8th day of February, 2017 on behalf of the Association.


My Commission Expires: July 7th 2019



Jacob Edmonds
NOTARY PUBLIC
KENTUCKY STATE AT LARGE

THIS INSTRUMENT PREPARED BY:

GOLDBERG SIMPSON, LLC



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