

Violation Assessment Policy

The Kensington Place Association, Board of Trustees encourages all home owners to maintain their properties in order to protect the value of their homes and the neighborhood. The Deed Restrictions provide you with guidance in which to do that. However, there are a few home owners who are repeat and persistent violators of the restrictions and for that reason the Board of Trustees has adopted a policy implementing various assessments to those violators.

The Board of Trustees shall give the home owner a written notice of violation(s) and/or fines that includes all of the following:

- * A description of the violation;
- * A reasonable date by which the home owner must cure the violation to avoid the proposed fine;
- * The amount of the proposed fine;
- * A statement that the owner has a right to a hearing before the Board of Directors to contest the proposed fine and the procedure to request a hearing.

The fines established herein, which are subsequently levied against home owners for violations of the Deed Restrictions, are valid Assessments against the home owner, and are subject to the same rights of collection afforded to the Association as any for any other Assessment.

Any violation, whether by a home owner, resident, or the guests or invitees of either, of these Restrictions, may be subject to the following schedule of fines:

1st Offense: A written warning will be sent to the owner of record. A specific period of time will be given in which the violations must be addressed. If the violation is not corrected, or if it recurs within the time period specified in the warning, the lot owner will be charged with a second offense.

2nd Offense: \$25.00 Fine If the violation is still not corrected, or if it recurs within the time period specified in the warning, the lot owner will be charged with a third offense.

3rd Offense: \$50.00 Fine; Subsequent same offenses will be charged fines in increasing increments of \$25.00 each, i.e., \$75.00, \$100.00, etc.

Accounts of \$250 or more: \$275 plus court fees for filing a lien on the property.

Foreclosure: Within 5 years of filing a lien or at the discretion of the Board of Trustees, the property may be foreclosed.