

THE GRANDE AT CANAL POINTE MAINTENANCE CORPORATION COMPLIANCE POLICY

UPDATED – APRIL 22, 2023

Section 12.8 of the Declaration of Covenants, Conditions and Restrictions, provides the authority for the Board to develop a policy for establishing, assessing, and collecting monetary fines and penalties for violation of the GCP Declaration, By Laws, Certificate of Incorporation, and any other rule or regulation published by the Association. The Board has determined that there is a need for a consistent and fair and equitable infraction policy to maintain compliance with these established rules and regulations. The following Policy and associated Schedule of Fines has been established to protect, maintain, and improve community harmony and value.

All unit owners are responsible for assuring compliance with the regulations and covenants by all users of their homes, including family, guests and tenants.

1. For a first-time violation of any regulation or covenant, the Board, or its designated management agent, will issue a written Notice of Violation (NOV) to the unit owner. If a violation is not corrected upon written Notice within the timeframe outlined in the letter, assuming the owner has not decided to appeal in writing the NOV, then a fine will be levied by letter, in concert with the schedule of fines, and payment shall be due upon receipt.
2. The Board, or its designated management agent, need not issue a warning for any subsequent violation of a similar nature (to a first-time violation) of a regulation or covenant associated with any home and will be immediately subject to the schedule of fines.
3. If a violation is not corrected within timeframe outlined or a homeowner continues to generate repeat violations of any or all other restrictions of the GCP Declaration, By Laws, Certificate of Incorporation and any other rule or regulation published by the association, fines will be compounded on a weekly basis and rights to common elements including club house and pool and any other association facilities will be suspended.

SCHEDULE OF FINES		
Compliance Category	Initial Monetary Fine for Non-Compliance with NOV	Corrective Timeline (calendar days)
1. Non-Compliance with Architectural Review Policy (ARC Policy) regarding any alteration and/or addition to a home including, but not limited to, any fencing and decking works carried out without ARC's approval	Refer to ARC Governing Documents – Fine can range from \$25 to \$1,000 depending on the nature of the infraction	30
2. Clearing of common areas adjacent to a homeowners' property (e.g., wetland and wooded areas) without proper authorization	\$250.00	Immediate
3. Failure to repairs any damaged house's external feature/structure	\$75.00	30
4. Failure to maintain residential yard in good standing (e.g. excessive weeds growth, dead lawn)	\$75.00	30
5. Failure to maintain house' siding clear of mold/dirt or any stain of any nature	\$75.00	30
6. Failure to clean private and street sidewalk section in front of homeowner's house (e.g. sidewalk stains)	\$75.00	30
7. Failure to maintain garage driveway asphalt and/or paver surface in good standing	\$75.00	30
8. Failure to maintain mailbox black color appearance	\$75.00	30
9. Hanging of clothes, towels, etc. on balconies, porches, etc.	\$75.00	Immediate
10. Failure to remove outside holidays ornaments within 30 days following any holidays	\$75.00	Immediate
11. Failure to adhere to garbage collection regulation (i.e. applicable timeframe for trash totters street pick up)	\$75.00	Immediate
12. Failure to abide to sign/display regulation ¹	\$75.00	Immediate
13. Failure to abide with noise regulation during after hours	\$75.00	Immediate

14. Failure to pay HOA fees	Per Collection Policy	30
15. Failure to adhere to Pets handling regulation (including leashing, barking, cleanup of pet waste, and written owner approval of rental unit with pets)	\$75.00	Immediate
16. Failure to abide to applicable parking restrictions, 72 hour maximum limit, in force for the HOA parking lots located on Gloucester Drive	\$75.00	Immediate
17. Any other violations not listed above and referred to in the HOA's governing documents	\$75.00	n.a.
18. Refusal to adhere to pool rules and/or vacate the pool premises at pool's attendant request ²	\$75.00 for first infraction US\$150.00 for 2 nd infraction US\$300 for 3 rd infraction	n.a.

This policy excludes real estate sale signs and contractor signs. However, in both cases, related signs must be taken down within 15 days following completion of sale process or works. Other signs such as religious or holidays signs related to religious, or holidays events must be taken down within 30 days after such events have taken place.

In addition to a monetary fine, each infraction carries an immediate suspension of both COA and HOA Clubhouse/Pool facilities of at least one week for the first infraction, at least two weeks for the second infraction and the entire season for the third infraction as defined from May 1st to September 30th for the year during which the infraction did occur. Infraction applies to an entire household.