

# Steeplechase HOA

## Rules and Regulations Pertaining to Individual Fines

### A. Authority

1. The Board of Directors, under the authority of the laws of the Commonwealth of Kentucky, the *Amended and Restated Declaration of Covenants, Conditions and Restrictions ("Declaration")* for the Steeplechase Subdivision, the *By-Laws of Steeplechase Subdivision Homeowner's Association*, and the *Articles of Incorporation of Steeplechase Subdivision Homeowner's Association, Inc.*, hereby establishes the following Rule with regard to Individual Fines for violations of *Steeplechase HOA Rules and Regulations*.

2. This rule replaces *Steeplechase HOA Rules, Regulations and Penalties* approved by the Association Board of Directors on January 19, 2010.

### B. Communications and Fines

1. The following Communications and Fine schedule is hereby promulgated and applies to all Members (i.e., Home Owners and Lot Owners) who are determined to have repeated occurrences of the same violation the *Rules and Regulations of the Steeplechase HOA* within 12 months:

• Courtesy Letter	Request/No Fine
• Warning Notice	Warning/No Fine
• First Fine Notice	\$25.00 Fine plus costs
• Second Fine Notice	\$50.00 Fine plus costs
• Third and Subsequent Fine Notices	\$250.00 Fine plus costs

Communications are to be sent by regular mail and by email to the addresses on file with the management company. It is the responsibility of all Members to have up-to-date records on file.

2. Members are responsible for ensuring renters' compliance with the Declarations, By-laws, General HOA/Information, and Rules and Regulations set forth by the Board of Directors. Letters, Notices, Fines and other actions will be directed to the Member and any Fines imposed will be the responsibility of the Member.

3. Should the Board of Directors determine that a violation poses a threat to safety or health, or create a significant nuisance, the Board reserves the right to accelerate the Communications and Fines schedule and direct the Member to address the issue immediately.

### C. Payments Schedule

1. Fines are to be paid within 30 days of receipt or, in the case of an appeal, within 30 days of receipt of a decision by the Board of Directors.

2. In the event an Fine is not paid by the scheduled date, Fines and any associated legal fees will be levied as an Individual Fine on the Member's lot and will be a continuing lien upon that Lot.

3. The Board of Directors is authorized to declare the member to be Not In Good Standing, record a claim of lien setting forth the Fines, the rate of interest thereon, and the costs of collection, including attorneys' fees. These Fines and fees are levied per violation. The Association is further authorized to foreclose upon the claim of lien.

#### D. Appeals

1. A Letter or Notice may be appealed by requesting a hearing by the Board of Directors, the request to be submitted in writing to The Steeplechase HOA management company within 30 days of issuance of correspondence concerning the violation. The request should be mailed to:

Steeplechase Homeowner's Association  
C/o Diversified Property Management  
P.O. Box 109  
Union, KY 41091

Or such other address as determined by the Board of Director's from time to time. The Board, at its discretion, will have the power to waive fines based on evidence of hardship.

2. The Board will schedule a hearing at the next regular meeting of the Board or at a mutually convenient date. Following the hearing, the Board will review the pertinent facts and arrive at a final ruling, which will be submitted within 10 days (of the final ruling) in writing to the Member requesting the hearing.

#### E. Notice to the Members

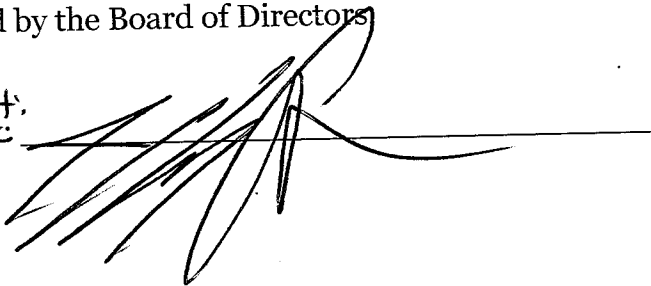
1. A copy of this rule will be attached to or included in each Letter or Notice.

2. A copy of this Rule will be posted on the Association website.

Effective: August 1, 2016

Approved by the Board of Directors

President:  
Secretary:

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Date: 8-9-2016