

PRESTIGE CONDOMINIUM ASSOCIATION RULES AND REGULATIONS VIOLATION POLICY

IDENTIFICATION OF A VIOLATION

All Prestige Condominium Association staff is trained and required to respond to potential violations of the Prestige Condominium Association Documents (Amended and Restated By-laws or Rules and Regulations of the Association). Owners who refuse to abide by the rules and regulations established by Prestige Condominium Association for safety of all owners, guests, staff, property, and the operation and management will be assessed a fine.

If a rental guest refuses to abide by the rules and regulations established by Prestige Condominium Association for safety of all owners, guests, staff, property, and the operation and management, the violation will be reported to the rental management company for action and resolution in accordance with the rental management company's policy.

ASSESSMENT OF FINES

The violation by any owner of any of the provisions of the Condominium Association documents shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines against the involved owner. Such owner shall be deemed responsible for such violations whether they occur because of his/her personal actions or the actions of his/her family, guests or any other person admitted through such owner to the Condominium premises.

Upon any such violation being alleged by the Board, the procedures in Article XI of the Prestige Condominium Amended and Restated By-laws will be followed.

SCHEDULE OF FINES

Upon violation of any of the provisions of the Condominium documents and after default of the offending owner or upon the decision of the Board as recited above, the following fines shall be levied:

First Violation: Warning issued; no fine shall be levied.

Second Violation: A fine of \$25.00 shall be levied.

Third Violation: A fine of \$50.00 shall be levied.

Fourth Violation and Each Subsequent Violation: A fine of \$100.00 shall be levied.

In addition to the fine levied according to the fine schedule, the offending owner is responsible for any costs to the Association that occurred because of the violation.

The Board of Directors, without the necessity of an amendment to the Prestige Condominium Association Amended and Restated By-laws, may make such changes in said fines or adopt alternative fines. For purposes of this Policy, the number of the violation (i.e. first, second etc.) is determined with respect to the number of times that an

owner violates the same provision of the Condominium documents, and is not based upon time or violations of entirely different provisions. In the case of continuing violations, a new violation will be deemed to occur each successive week during which a violation continues. Nothing in this Policy shall be construed as to prevent the Association from pursuing any other remedy under the Condominium documents and/or the Maryland Condominium Act for such violations, or from combining a fine with any other remedy or requirement to redress any violation.

COLLECTION OF FINES

The fines levied pursuant to the above stated Policy shall be assessed against the owner and shall be due and payable together with the regular monthly installment of the monthly assessment next becoming due on the first day of the following month. Failure to pay the fine will subject the owner to all liabilities set forth in the Condominium documents, including without limitations, those described in Article XI of the Prestige Condominium Association Amended and Restated By-laws. All unpaid amounts shall further constitute a lien on the owner's unit, enforceable as set forth in Article IV of the Prestige Condominium Association Amended and Restated By-laws.