

BURNT STORE LAKES PROPERTY OWNERS ASSOCIATION, INC.

DEED RESTRICTIONS; Levying of Fines, Florida State Statute 720.305

SCHEDULE A – Arbitration Committee Guideline

Florida Statute 720.305, effective July 1, 2010, permits a homeowners association to levy a fine against a homeowner for violations of the Declaration, Articles of Incorporation, By-Laws and the Rules and Regulations of the Association. The basic limitations and requirements are as follows:

- A fine may not exceed \$100 per violation.
- A fine may be levied on a daily basis for an on-going violation to a maximum of \$1,000.
- A property owner must be provided an opportunity for a hearing.
- The Board must appoint a “Hearing Committee” or “Arbitration Committee” of three members.

Members of the Committee cannot be Board members and may not be related to Board members.

While the Association may establish specific fines for specific violations, it is not necessary to set specific varying amounts, and the Association has the discretion to levy up to the maximum amount of \$100 fine for any and all violations.

DR Violation Compliance	Timeframe: corrective action or plan	Letter / fine	2 nd letter / fine	3 rd letter / fine	Add'l letters / fine
Boats	48 hrs	1 st event, no fine	\$50	\$100	\$100
Fences	5 days		\$50	\$100	\$100
Home maint.	5 days		\$50	\$100	\$100
Landscaping	5 days		\$50	\$100	\$100
Lawn maint.	5 days		\$50	\$100	\$100
Parking	48 hrs		\$50	\$100	\$100
Rvs	48 hrs		\$50	\$100	\$100
Trailers	48 hrs		\$50	\$100	\$100
Vehicles	48 hrs		\$50	\$100	\$100
Signs (over 6"x 8")	24 hrs		\$50	\$100	\$100
Garbage cans / recycle bins	24 hrs		\$50	\$100	\$100

Fines may be levied against the property owner for violations by the owner, his family, tenants, guests and invitees. Once a fine is levied, the Association has the right to lien for fines that meet or exceed \$1,000. The Association has the right to pursue a small claims court action to collect the fine. If the Association is required to pursue legal action, then the Association is also entitled to recover reasonable costs. The Court is obligated by law to award reasonable attorney fees to the prevailing party.

Adopted July 12, 2010

Amended March 8, 2011

Amended November 9, 2011