

Palmetto Bay Villas

Fining Guidelines

The following fining system shall provide guidelines in the enforcement of our stated rules and regulations. The purpose of fining is to deter improper activity that infringes upon the enjoyment of other Palmetto Bay Villas owners and tenants in a manner that provides consistency and accountability.

All Rules violations are subject to the following schedule of fines:

1. Owner is notified of the rules infraction and given 48 hours eliminate a rules violation.
2. A fine of \$100.00 will be levied after 48 hours where the violation remains unresolved.
3. An additional fine of \$150.00 is levied after 96 hours where the violation is still unresolved.
4. Fines will continue to accrue at \$200.00 per week until the rules violation is corrected.
5. **An owner renting their villa for a term of less than six (6) months, a fine in the amount of \$1,500 per week until the violation is resolved.**

In cases of recurring or egregious violations, a \$100 fine will be immediately assessed without any given notice. Additional fines will result as defined by #2-5 in the above schedule of fines.

Examples of egregious violations include situations that involve dangerous or destructive behavior that infringes upon the safety and wellbeing of others at the Palmetto Bay Villas community. **This would include but not limited to, BB guns, pellet rifles, bow and arrow, sport knife or axe throwing, sport hunting, speeding of motorized vehicles, and overt aggressive and threatening behavior toward or between residents.** These incidents may also be marked by a need for the involvement of our local law enforcement.

In addition to fines, owners will also be charged for any costs associated with clean up and/or repairs that were necessitated by a rule violation.

Assessed fines will be placed directly on the owner's account and will be treated like any other balance due. (i.e. could incur late fees, legal fees or even cause a lien upon the property if unpaid). Fines incurred by the tenant are the responsibility of the owner and will be billed to the owner's account.

Should an owner have a question or problem with a notification or fine, they should contact IMC Resort Services, who will bring their appeal to the attention of the Palmetto Bay Villas Board of Directors.