



PUBLIC NOTICE

POLICY FOR IMPOSING FINES

THE RAVEN'S VIEW II BOARD OF DIRECTORS HAS ADOPTED THE FOLLOWING SCHEDULE OF IMPOSING FINES FOR THE ENFORCEMENT OF THE TH-4 HOME OWNERS ASSOCIATION RULES AND REGULATIONS, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

CATEGORY A OFFENSE	\$25.00
CATEGORY B OFFENSE	\$25.00 PER DAY

FAILURE TO COMPLY WITH THE RULES AND REGULATIONS, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TH-4 HOME OWNERS ASSOCIATION WILL RESULT IN THE IMPOSITION OF FINES ACCORDING TO THE ABOVE SCHEDULE. PRIOR TO IMPOSITION OF ANY FINES, THE RAVENS VIEW II BOARD SHALL SEND WRITTEN NOTICE BY FIRST CLASS MAIL TO THE HOME OWNER AT THE ADDRESS OF THE PROPERTY OR THE ADDRESS TO WHICH ALL ASSOCIATION NOTICES ARE SENT. SAID NOTICE SHALL BE DEEMED TO BE RECEIVED BY THE HOME OWNER ON THE DATE IT IS POSTMARKED. A PERIOD OF THIRTY (30) CALENDAR DAYS FOLLOWING THE DATE OF WRITTEN NOTICE WILL BE ALLOWED TO CORRECT THE VIOLATION. THE HOME OWNER MAY CHOOSE TO FILE AN APPEAL BY REQUESTING A HEARING BEFORE THE BOARD, IN WRITING POSTMARKED OR DELIVERED TO THE BOARD WITHIN THIRTY (30) DAYS OF THE DATE OF THE ORIGINAL NOTICE TO HOME OWNER. THE APPEAL WILL BE ADDRESSED AT THE NEXT SCHEDULED MEETING OF THE BOARD OF DIRECTORS FOLLOWING THE RECEIPT OF THE APPEAL REQUEST IN WRITING. IF NEITHER THE CORRECTION OR THE VIOLATION NOR AN APPEAL IS REQUESTED BY THE HOME OWNER WITHIN THIRTY (30) DAYS AFTER THE VIOLATION NOTICE IS GIVEN TO THE HOME OWNER, A **CATEGORY A** FINE WILL BE LEVIED. IF THE VIOLATION IS STILL NOT CORRECTED AFTER AN ADDITIONAL TEN (10) CALENDAR DAYS, A PER DIEM FINE WILL BE ASSESSED AS LISTED IN **CATEGORY B**.

FINES ARE PAYABLE TO AND MAILED TO:

**RAVENS VIEW II HOA
NEWTOWN, PA 18940**

WITHIN TEN (10) DAYS OF ASSESSMENT.

IN THE EVENT THE HOME OWNER APPEALS THE NOTICE AS SPECIFIED ABOVE, THE FINE MAY BE SUSPENDED AT THE BOARD'S DISCRETION, PENDING THE OUTCOME OF THE APPEAL. IF THE HOME OWNER DOES NOT FILE AN APPEAL WITHIN THE REQUIRED TIME AND DOES NOT PAY THE ASSESSED FINE AND/OR CORRECT THE VIOLATION, A PER DIEM FINE AS LISTED IN **CATEGORY B** WILL BE LEVIED. THE BOARD OF DIRECTORS WILL NOT PERMIT, UNDER ANY CIRCUMSTANCES, A CONTINUANCE OF THE APPEAL HEARING.

A HOME OWNER APPEALING THE BOARD'S DECISION WILL BE NOTIFIED IN WRITING OF THE APPEAL DECISION WITHIN TEN (10) DAYS AFTER THE HEARING. IF THE DECISION IS TO UPHOLD THE BOARD'S INITIAL DETERMINATION. THE HOMEOWNER WILL HAVE TEN (10) DAYS TO PAY THE ASSESSED FINE AND/OR COMPLY WITH THE APPEAL DECISION. FAILURE TO COMPLY WITH THE BOARD'S DECISION SHALL RESULT IN THE IMPOSITION OF A **CATEGORY B** FINE.

IF THE HOME OWNER REFUSES TO COMPLY WITH THE RULES AND REGULATIONS, DECLARATIONS OR COVENANTS, CONDITIONS AND RESTRICTIONS. THE ASSOCIATION RESERVES THE RIGHT TO HIRE A CONTRACTOR TO PERFORM ANY WORK REQUIRED TO CORRECT THE VIOLATION AT THE HOME OWNER'S EXPENSE. IF THE HOME OWNER REFUSES TO PAY ANY LEVIED FINE, THE CASE WILL BE REFERRED TO AN ATTORNEY AS DIRECTED BY THE BOARD FOR APPROPRIATE LEGAL ACTION. ALL FINES AND COSTS FOR CORRECTING THE VIOLATION SHALL ACCRUE AND BECOME A LIEN UPON THE PROPERTY AS IF THEY WERE ASSESSMENTS PURSUANT TO ARTICLE IV OF THE RULES AND REGULATIONS, DECLARATIONS OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE RAVENS VIEW II HOME OWNERS ASSOCIATION AND ALL REMEDIES AVAILABLE TO THE ASSOCIATION FOR REINFORCEMENT OF PAYMENT OF MAINTENANCE ASSESSMENTS SHALL ALSO BE AVAILABLE TO THE ASSOCIATION FOR THE COLLECTION OF FINES, CORRECTING THE VIOLATION, AND ENFORCING THE RULES AND REGULATIONS, DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RAVENS VIEW II HOME OWNERS ASSOCIATION. INCLUDING, BUT NOT LIMITED TO THE REASONABLE COSTS AND ATTORNEYS' FEES FOR ANY ACTION TO ENFORCE THE RULES AND REGULATIONS. DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF RAVEN'S VIEW II HOME OWNERS ASSOCIATION.