



WHISPERING WOOD TOWNHOUSE HOMEOWNERS' ASSOCIATION

975 Easton Road • Suite 102 • Warrington, PA 18976 • (215) 343-1550

Whispering Wood Fines Schedule:

- \$50/day for all property violations cited by the Board of Directors.
- Once the violation is resolved, the fines will be reviewed by the Board of Directors for possible reduction. Fines for unresolved violations will continue to accrue daily and legal action and/or other enforcement procedures will be employed to collect all outstanding fines.
- The Board of Directors may fine at their discretion if exterior property revisions are performed without prior approval, or not completed per specifications previously agreed.
- Fines for past due assessments (homeowner association dues) are \$15/month.
 - To appeal the Association Board of Directors' decision, the homeowner must notify the President of the Board of Directors in writing of his/her desire to appeal. All appeals must be sent to the Whispering Wood Property Management office address:
 - **Whispering Wood Property Management**
P.O. Box 190
Warrington, PA 18976
 - In the event of appeal, the enforcement of the fine will be suspended pending the outcome of the appeal. If the homeowner does not file an appeal and does not pay the assessed fine and/or correct the violation, an additional fine as outlined in the Categorization of Violations will be assessed.
 - The homeowner appealing the Boards' decision will be notified in writing of the appeal decision within 10 days of the conclusion of the appeal meeting. If the

decision is to uphold the Boards' initial determination, the homeowner will have 10 days to pay the assessed fine and/or otherwise comply with the appeal decision.

- If the homeowner refuses to comply with the rules/regulations or covenants, the Association reserves the right to hire a contractor to perform the work and bill the homeowner. If the homeowner refuses to pay any levied fines, the case will be referred to the Association attorneys for appropriate legal action. The homeowner will be advised that in addition to the sanctions imposed by the Association, they will also be responsible for all expenses incurred by the Association, including but not limited to, legal costs, attorney's fees and any other fee or cost incurred by the Association in seeking compliance with Association decisions, rules/regulations and assessment policies.
- In accordance with the Documents the Association has the right, following not less than five days after delivery of the notice to the owner, or not less than seven days after the mailing of such notice to the homeowner by registered or certified mail, whichever shall first occur, to file a lien for all fines outstanding. The Association may notify any lender holding a mortgage on the home affected by such lien.

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[Board of Directors](#) | [HOA By-Laws](#) | [Rules & Regulations](#) | [Declaration of Covenants](#) | [Architectural Policy](#)
[Responsibilities](#) | ['A' Property Description](#) | ['B' Cluster Common Area](#) | [Environmental Review Board](#)
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