

Re

Prepared By:
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1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698

INSTR# 2020052230 BK 10076 PG 1155
03/26/2020 09:37am Page 1 of 2
Rcpt: 2148340 Rec: 18.50
DS: 0.00 IT: 0.00
Nikki Alvarez-Soules, Esq.
Pasco County Clerk & Comptroller

**FINING POLICY
AS ADOPTED BY THE BOARD OF DIRECTORS
OF
HERNANDO BEACH SOUTH PROPERTY OWNERS ASSOCIATION, INC.**

The Board of Directors shall have the power to appoint a Covenant Enforcement Committee which shall be charged with determining whether a member, or such member's tenant, guest, or invitee, is violating, or has violated, any of the provisions of the Declaration, the Articles of Incorporation, the By-Laws, or the Rules and Regulations of the Association. The Committee shall be composed of at least three members who are not directors, officers, or employees of the Association or a spouse, parent, child, brother, or sister of a director, officer or employee of the Association.

The Board of Directors shall provide written notice to the person alleged to be in violation (and the Owner of the Lot, if the person in violation is not the Owner), of the specific nature of the violation, including a statement setting forth the provisions of the documents allegedly violated, and advising of an opportunity for a hearing before the Covenant Enforcement Committee no less than fourteen (14) days after the date of the notice. The notice shall state the date, time and place of the hearing. At the hearing, the Covenant Enforcement Committee may determine whether to impose a fine up to One Hundred Dollars per day (\$100.00) for each continuing offense and not to exceed One Thousand Dollars per year (\$1,000.00) for each offense.

If the Covenant Enforcement Committee determines it is proper to adopt a fine, the fine will be due and payable within five (5) days from the date of the meeting where the fine was adopted.

A fine pursuant to this section shall be assessed against the Owner of the Lot that the offending party occupied or was visiting at the time of the violation, whether or not he or she is an Owner of that Lot, and shall be promptly paid to the Association by the Owner(s) of that Lot. The outstanding fine shall be a personal obligation of the Owner. In any action to recover a fine, the prevailing party shall be entitled to collect its reasonable attorney's fees and costs incurred in recovering the fine from the non-prevailing party.

Nothing herein shall be construed as a precondition or a prohibition or a limitation on the right of the Board of Directors to pursue other means to enforce the provisions of the Declaration, the Articles of Incorporation, the By-Laws, or the Rules and Regulations of the Association, including, but not limited to, legal action for damages or injunctive relief.

IN WITNESS WHEREOF, HERNANDO BEACH SOUTH PROPERTY OWNERS ASSOCIATION, INC. has caused this Fining Policy to be executed in accordance with the authority hereinabove expressed this 12 day of March, 2020.

HERNANDO BEACH SOUTH PROPERTY OWNERS ASSOCIATION, INC.

(Corporate Seal)

By: Kathryn Pierson
KATHRYN PIERSON, as President
Printed Name

ATTEST:

H. Denise Prior
H. Denise Prior, Secretary
Printed Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 12 day of MARCH, 2020, by Kathryn Pierson as President, and H. Denise Prior as ^{Treasurer} Secretary, of HERNANDO BEACH SOUTH PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. They are personally known to me or have produced as identification.

NOTARY PUBLIC
State of Florida at Large
My Commission Expires:



MARY ANN SYRASKI
Commission # GG 135590
Expires November 13, 2021
Bonded Thru Budget Notary Services