

CLASSIFICATION OF VIOLATIONS POLICY

Approved 3/9/2015

An Association must act to stop a violation as soon as knowledge of it has been identified. Likewise, it should not enforce the rule against one without enforcing it equal against all alleged to be the same violation. To that end, a Review Committee will decide in writing to the Board of Directors that an infraction of the rule should be complied by the owner. It is in the interest of the Board of Directors of King's Gate Association to comply with the fining procedure outlined in the Bylaws under "Fines" Section 8, pages 15-17 in a manner that is reasonable and fair.

Based on a concept used by Sarasota County, fines are identified as either Minor or Major. Violations shall be considered Minor due to their lower potential for consumer harm. If an enforcement resolution is utilized, the Association will impose a penalty of \$25 per day for each violation. Finally, in no event shall a penalty exceed \$1,000 for a single violation. Violations shall be considered Major due to their increased potential for consumer harm. If an enforcement resolution is utilized, the penalty will be assessed at \$50 per day for each violation. Finally, in no event shall a penalty exceed \$1,000 for a single violation.

The following are suggestions for fines levied for infractions on items in our "Declaration of Condominium", "Articles of Incorporation", "Bylaws", and "Rules and Regulations". The Minor Fines have been designated with a number one (1) and Major Fines designated with a number two (2). "N/A" denoted "non-applicable" for a fine. This policy is in outline form in order to more easily compare the document, article number and title, and section number in order to identify if an infraction to that section of the document is considered Minor or Major.

Suggestions for fines for infractions on items in our Declaration of Condominium, Article of Incorporation, Bylaws, and Rules and Regulations.

1 = Minor fine

2 = Major fine

ARTICLES OF DECLARATION OF CONDOMINIUM - we have only included the two articles we felt were applicable and only the subsections that were applicable.

Article 14 – Maintenance and Repair of Condominium Property

14.2	2	14.5	2
14.3	2	14.7	2
14.4	2		

Article 16 – Restrictions, Easements, and Appurtenances

16.1	1	16.7	1	16.15	2
16.2	2	16.9	1	16.16	2
16.3	1	16.10	1		
16.4	1	16.11	1		
16.5	2	16.13	2		
16.6	2	16.14	2		

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RULES AND REGULATIONS

1. The Park Model or Manufactured Home

- | | |
|------|------|
| a) 2 | g) 1 |
| b) 1 | h) 1 |
| c) 1 | i) 1 |
| d) 2 | j) 1 |
| e) 2 | k) 1 |
| f) 2 | l) 2 |

2. Site Maintenance

- | | |
|--------|--------|
| a) 2 | i) n/a |
| b) 1 | j) 1 |
| c) n/a | k) 1 |
| d) n/a | l) 1 |
| e) n/a | m) n/a |
| f) 1 | n) 1 |
| g) 1 | o) n/a |
| h) n/a | |

3. Patios, Patio Blocks, Decks, and Poured Concrete

- | | |
|--------|--------|
| a) 2 | g) 1 |
| b) 2 | h) 1 |
| c) 2 | i) 2 |
| d) 1 | j) 1 |
| e) n/a | k) n/a |
| f) 2 | |

4. Recreational Vehicles on the Site

- | | |
|------|------|
| a) 2 | d) 2 |
| b) 2 | e) 2 |
| c) 1 | f) 1 |

5. Occupancy

- | | |
|----------|------|
| a) 1 | d) 2 |
| b) 1 | e) 2 |
| c-i) 2 | |
| c-ii) 2 | |
| c-iii) 2 | |

6. Rental

- | | |
|--------|------|
| a) 2 | e) 2 |
| b) n/a | f) 2 |
| c) 1 | g) 1 |
| d) 1 | h) 2 |

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7. Sale

- | | |
|--------|------|
| a) 1 | e) 1 |
| b) n/a | f) 2 |
| c) n/a | g) 1 |
| d) n/a | |

8. Recreation Facilities

- | | |
|--------|--------|
| a) 1 | d) 1 |
| b) n/a | e) n/a |
| c) 1 | f) n/a |

9. Vehicles and Parking

- | | |
|--------|------|
| a) n/a | h) 1 |
| b) n/a | i) 1 |
| c) 1 | j) 1 |
| d) 1 | k) 1 |
| e) 1 | l) 1 |
| f) 1 | m) 1 |
| g) 1 | n) 1 |

10. Pets

- | | |
|------|------|
| a) 2 | f) 1 |
| b) 1 | g) 1 |
| c) 1 | h) 1 |
| d) 1 | i) 1 |
| e) 1 | j) 1 |

11. Boats and Boat Trailers

- a) 2
- b) 1
- c) 1
- d) 1

12. Other Rules

- a) 1
- b) 1
- c) 1
- d) 1
- e) n/a
- f) 1
- g) 1
- h) 1