

**KING FARM CONDOMINIUM
C/O ABARIS REALTY, INC.
12009 NEBEL STREET
ROCKVILLE, MD 20852**

TO : All Owners of Record, King Farm Condominium
FROM: Board of Directors, King Farm Condominium
RE: Policy Resolution No. 13-02;
Due Process Hearings/Fine Schedule
DATE: March 27, 2013

As an extension to the Policy Resolution No. 13-01, Enforcement Procedures, which had been adopted, the Board has now adopted Policy Resolution No. 13-02, Due Process Hearings/Fine Schedule.

The Board consulted an attorney who is an expert in Condominium law and the enclosed Policy Resolution No. 13-02, Due Process Hearings/Fine Schedule, was adopted by the Board, at its Meeting of March 26, 2013. You will note that this policy provides a process for the holding of hearings and the imposing of fines if there is a breach of the Community's Documents.

Please review the enclosed policy and if you have any questions or concerns please feel free to contact our Management Agent, Bruce Blumberg, Abaris Realty, at 301-468-8919 or by email at Bblumberg@abarisrealty.com.

KING FARM CONDOMINIUM

RESOLUTION NO. 13-02

AMENDMENT TO RULES AND REGULATIONS

DUE PROCESS HEARINGS/FINE SCHEDULE

Recitals

WHEREAS, Section 11-113 of the Maryland Condominium Act ("Act") permits an association, after notice and opportunity to be heard, to levy a reasonable fine against a unit owner for violations of the condominium instruments or rules and regulations of the unit owners association;

WHEREAS, Article 2, Section 2.2 of the Bylaws of the King Farm Condominium Association ("Association") assigns to the Board of Directors ("Board") all of the powers and duties necessary for the administration of the affairs of the Association;

WHEREAS, Article 6, Section 6.5(v) of the Bylaws empowers the Board to adopt and enforce rules and regulations;

WHEREAS, Article 2, Section 2.2(n) of the Bylaws empowers the Board, after written notice and a duly called hearing, to levy reasonable fines against Unit Owners for violations of the Act, the Declaration, the Bylaws or the Rules and Regulations ("Governing Documents") by Unit Owners;

WHEREAS, for the benefit and protection of the Association and of the individual owners, the Board deems it necessary and desirable to establish a fine schedule in cases involving alleged violations of the provisions of the Governing Documents;

THE BOARD OF DIRECTORS, IN ACCORDANCE WITH SECTION 11-111 OF THE ACT, HEREBY RESOLVES that the following schedule regarding the assessment of fines is adopted.

1. **Fines.**

(A) **Violations of a non-recurring nature**

If the Board of Directors determines that there is sufficient evidence of a violation, it may levy a fine not to exceed \$100.00 for the original occurrence of each violation. In the event of a second violation of the same nature, the Board may levy a subsequent fine not to exceed \$300.00. In the event of a third violation of the same nature, the Board may levy a further fine not to exceed \$500.00. If further violations

of the same nature persist beyond a third violation, the Board may levy a fine not to exceed \$1,000.00. Written notice of the Board's determination and any fine(s) shall be provided to the unit owner and if applicable to any tenants, residents or guests. Examples of fines of a non-recurring nature include, but are not limited to, the following: disposal of trash in a manner that is inconsistent with the Rules and Regulations, excessive noise which creates a nuisance to other neighbors and leaving pet waste in or around the common areas.

(B) Violations of a recurring nature

If the violation is determined to be a continuing violation, the Board may levy a fine between \$100.00 and \$250.00 for the original violation, and each day the violation continues will be deemed a separate violation, subject to a separate fine, not to exceed an amount between \$25.00 and \$50.00 for each offense. Written notice of the Board's determination and any fine(s) shall be provided to the unit owner and if applicable to any tenants, residents or guests. Examples of fines of recurring nature include, but are not limited to, the following: architectural modifications/alterations that have not been approved by the Board of Directors and maintaining/storing items in the Association's common elements without the express written permission of the Board of Directors.

(C) Collection of Fines

Any fines levied shall be placed on the unit owner's assessment account and be subject to collection action, including, but not limited to the imposition of a lien against the unit owner's property, in the same manner and under the same terms as any other assessment.