

**OLNEY OAKS SINGLE FAMILY
HOMEOWNERS ASSOCIATION, INC.
P.O. Box 293, Olney, MD 20832**

**RULE NO. 2018: 1
A SCHEDULE OF FINES FOR ANY VIOLATIONS OF
PROVISIONS OF THE COVENANTS AND RULES**

WHEREAS, Article IX, paragraph (e) of the Declaration of Covenants and Restrictions of the Olney Oaks Single Family Homeowners Association, Inc. (hereinafter the "Association") dated July 24, 1985 and recorded on August 2, 1985 in Liber 6813 at Folio 011, (hereinafter the "Declaration") states that the Board of Directors may adopt reasonable rules and regulations regarding use of the common areas located within the Association including the establishment of a schedule of fines for violation of the provisions of this Declaration or Rules and Regulations adopted by the Board, said fines to be enforced the same as delinquent assessments as provided for in Article VII of the Declaration as recorded in Liber 6813 at Folios 008 and 009; and

NOW, THEREFORE, the Board of Directors for the Association hereby adopts the following hearing procedures and fines:

1. Hearing Procedures and Fines. If the Board of Directors is notified or becomes aware of a violation of the Covenants or Rules and Regulations of the Association, a notification letter will be sent by mail to the alleged violator, and the property owner(s) where the violator resides or is visiting, requesting that the violation cease or be corrected within fifteen (15) days of receipt of the notification and that any further violation will result in a fine and/or the correction of the violation by the Association through its agents at the homeowner's expense. The letter must include the nature of the alleged violation, the specific section of the governing documents violated, and the action required to abate the violation*.

If the alleged violator is not a property owner but is residing in property within the Association, the owner of the property wherein the alleged violator resides shall be considered the offender and shall be subject to the Association's

Declaration, By-Laws, Regulations, Rules and any related civil action executed by the Board of Directors.

If the violation does not cease or is not corrected within the fifteen (15) day period and no written plan was received by the Board by mail or email for remedying the violation(s), including timing, the Board will send by mail a written notice to the property owner(s) describing the violation, the imposition of a fine, and/or the correction of the violation by the Association at the homeowner's expense*.

If the property owner(s) disputes the violation and/or the imposition of a fine or other corrective actions, they must advise the Association of their position within fifteen (15) days of the receipt of either the first or second notification letter and may request that the matter be scheduled for a hearing. After receipt of said request for a hearing, the Association shall then notify the property owner(s) by mail of the date of the hearing to be held by the Board of Directors on the matter. Notice of said hearing shall be mailed at least fifteen (15) days before the date of the hearing. A written response may be presented to the Board in lieu of a personal appearance at the hearing.

At the hearing, the property owner(s) or alleged violator shall have the right to present evidence and to cross-examine witnesses. At the conclusion of the hearing, the Board will render a decision on the merits of the alleged violation based on the evidence presented by the Board and/or the complaining party and the individual property owner.

If a violation is found to have occurred, the Association may impose a fine of \$50.00 for a first violation and \$100.00 for any second or subsequent violation, and then an additional \$50 per week for an ongoing violation with a maximum fine of \$2,500 due within 60 days of issuance of each fine notification. If the property owner fails to correct the violation after having been fined by the Board or fails to pay the fine imposed by the Board or the costs of remedying the violation(s), the property owner(s) may be sued for damages, costs and attorney's fees incurred by the Board in correcting said violation and/or collecting said fine. As provided for in Article VII of the Declaration, said fines not paid by the date when due shall be

called delinquent and may, together with interest thereof at the legal rate and the cost of collection thereof, become a continuing lien upon the lot or lots belonging to the member against whom such assessments are levied and shall bind such lot or lots in the hands of the then owners, heirs, devisees, personal representatives and assigns.

2. Non-Waiver. The Association's imposition of any fine for an Owner's or resident's failure to comply with the rules and regulations of the Association does not preclude or in any way waive the Association's right to enforce its rules and regulation by any other proceeding at law or in equity. Likewise, the Association's failure to impose a fine for any violation of any rules and regulation shall in no way be deemed a waiver of the right to do so thereafter.

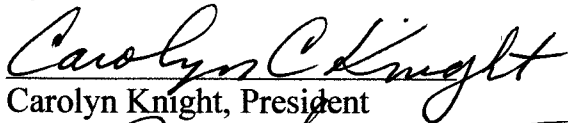
*Each letter sent to the owner(s) must also advise that they have the right to request a hearing as described in section 1, paragraphs 4 and 5.

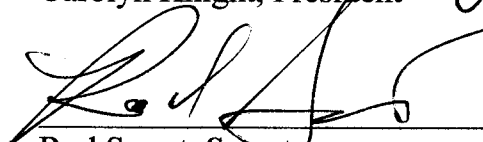
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IN WITNESS WHEREOF, the undersigned has executed this Rule this 5th day of
December, 2018.

This is to certify that a meeting of the Board of Directors for the Olney Oaks Single
Family Homeowners Association was duly called on December 5, 2018, and a
majority of the Board voted in favor of this Rule.

By:


Carolyn Knight, President


Rod Smart, Secretary