

## **E. Sanctions**

1. Enforcement: In order to enforce the rules and regulations of this Association, the Board of Directors has established the following enforcement schedule for the Unit Owners and Occupants:

- a. 1st Violation: Verbal warning by Property Management
- b. 2nd Violation: Courtesy letter to comply from Property Management.
- c. 3rd Violation: Final written notice from the Board of Directors to comply before fines are levied

### **Fines Schedule:**

- d. Single (one time) fine - \$25.00
- e. Daily Fine (if violation continues) - \$25 per day until violation is abated
- f. Continued non-compliance to correct said violation is subject to court action and/or loss or rights and privileges. In addition, the Board of Directors on behalf of the Association shall have the right to abate any such violation, as it shall deem appropriate, with the costs to be borne by the Unit Owner responsible for the violation.
- g. All residents have the right to be heard by the VMHBCA Board of Directors for any enforcement assessed against them as per their right under the Rhode Island Condominium Act page 661, Section 34.36.1.3.20. (a).

2. Effect of Failure to Enforce--Severability: No rule or Regulation shall be deemed to have been modified, abrogated or waived by reason of any failure or failures to enforce the same. In the event any provision or provisions of a Rule or Regulation shall be determined to be invalid, void or unenforceable, such determination shall not render invalid, void or unenforceable any other provision or provisions of such Rule(s) and Regulation(s), which can be given effect.