

SUN KETCH I CONDOMINIUM ASSOCIATION, INC.

A RESOLUTION OF THE BOARD OF DIRECTORS  
FOR THE ENFORCEMENT OF RESTRICTIONS AND IMPOSITION OF FINES

**Introduction**

This resolution outlines the guidelines and procedures for the Sun Ketch I Condominium Association, Inc. ("Association") to levy fines for noncompliance with established rules and regulations within the community. The purpose of these fines is to maintain the integrity, safety, and aesthetics of the neighborhood, as well as to encourage all residents to adhere to the community guidelines, in accordance with the requirements and procedures set forth in the Condominium Act as amended from time to time.

Now, therefore, the Board resolves as follows:

**Authority**

Section 718.303, Florida Statutes permits the imposition of fines for violations of the Declaration, Bylaws, and Rules and Regulations established and adopted by the Association from time to time (herein after "governing documents"). The governing documents of the Association provide that the Association is the entity responsible for the oversight and operation of the common elements and for enforcement of the applicable covenants, regulations, and restrictions therein.

**Scope**

This resolution applies to all residents and owners of Sun Ketch I, as well as tenants, licensees, and invitees of the same.

No fine may exceed \$100.00 per violation; however, a fine may be levied on the basis of each day of a continuing violation, of up to \$100.00 per day and \$1,000.00 in the aggregate.

All notices required herein shall be provided to the unit owner and alleged violator (if applicable) by regular mail, or via email to those unit owners who have consented to receive official notices via electronic delivery.

**Fines for Noncompliance**

**Identification of Noncompliance:** Noncompliance shall be identified through reports from residents, routine inspections, or any other means deemed appropriate by the Association. The Board or its appointed agent(s) are charged with determining whether there is probable cause that any of the provisions of the governing documents of the Association are being or have been violated and shall be charged with determining the appropriate amount of the fine, not to exceed the amounts stated above.

**Notice of Violation:** Upon identification of noncompliance, the Association shall issue a written notice of violation to the responsible party, outlining the specific violation and the provision of the governing documents that has been violated.

**Opportunity to Remedy:** The notice of violation shall provide the responsible party with a reasonable period to remedy the violation before fines are imposed. The timeframe for remedy shall be determined by the severity of the violation and in accordance with the Association's established procedures. Certain violations such as the disposal of trash or removal of objectionable items may require immediate cure upon receipt of the notice of violation and repeat violations by the owner(s) or alleged violator(s) will serve as the basis for imposition of a fine.

**Notice of Intent to Fine:** Should the owner or alleged violator fail to correct the violation(s) within the time permitted after the initial notice of violation, or if the Association receives additional complaints regarding a violation requiring an immediate cure, the Board or its agents will notify the violator of the violation, which notice shall include the following:

1. A short and plain statement of the violation(s) asserted by the Association;
2. A statement of the provisions of the governing documents, which have been violated;
3. A second opportunity for the violation(s) to be corrected within a reasonable time, but not less than fourteen (14) days, absent an emergency situation or when the violation is such that immediate action is reasonable, warranted and appropriate;
4. Notice of the Association's intent to impose a fine, if the violations are not cured within the stated period, or if repeat violations are reported; and
5. Notice that a hearing before an impartial committee will take place no sooner than fourteen (14) days from the date of the notice.

**Imposition of Fines:** If the alleged violation is cured within the stated cure period, no fine or suspension shall be imposed. If the violation is not remedied within the specified timeframe, or if the violation is repeated after previous notice, the Association shall convene the SK I Fines Committee ("Committee:"), which shall consist entirely of at least three (3) owners other than officers, directors or employees of the Association, or the spouse, parent, child, or sibling of the officers, directors, or employees. The Committee may either confirm or reject the fine following the hearing.

**Hearing Procedures:** The following hearing procedures apply:

1. The hearing will be conducted as soon as reasonably possible, but in no event later than sixty (60) days from the date of the second notice described above.
2. Neither the accusing person nor the alleged violator must be in attendance at the hearing. The hearing shall be open to attendance by all unit owners. In rendering a decision, official notice may be taken at any time of any generally accepted matter within the governing documents or the workings of the Association.
3. At the conclusion of the hearing, or within a reasonable period of time thereafter, the Committee shall render a decision on the matter, and will prepare a written summary of the decision to the Board of Directors. If the decision of the Committee, by majority vote, is to uphold the fine, the fine shall be effective immediately upon written notice of the decision to the alleged violator(s) by mail.

**Payment of Fine:** Any approved fine is due five (5) days after notice of the approved fine is provided to the unit owner and, if applicable, to any tenant, occupant, licensee, or invitee of the unit owner. If a unit owner is more than 90 days delinquent in paying a fee, fine, or other monetary obligation due to the Association, the Association may suspend the right of the unit owner or their occupant, licensee, or invitee

to use the common elements or any other association property until the fee, fine, or other monetary obligation is paid in full. The unit owner and/pr any violator(s) will be responsible for interest, costs, and attorneys' fees incurred in the collection of any fine imposed pursuant to this Resolution.

**Enforcement:** The Association reserves the right to take further action, including but not limited to legal action, if violations persist despite the imposition of fines.

**Fine Schedule**

**Standard Fines:** The Association shall establish a schedule of fines for common violations, which may vary depending on the severity and frequency of the violation.

**Special Circumstances:** In cases of extreme or repeated violations, the Association may impose fines exceeding those outlined in the standard fine schedule.

**Details of FINES are outlined on the Attachment A**

**Conclusion**

This Resolution serves to ensure fair and consistent enforcement of community rules and regulations within the Association's jurisdiction. By adhering to these guidelines, the Association aims to promote a harmonious and well-maintained living environment for all residents while ensuring compliance through appropriate measures. This Resolution shall hereby supersede any and all previously adopted policies, procedures, and/or resolutions relating to the imposition of fines by the Association.

IN WITNESS WHEREOF, the Board of Directors has adopted this resolution at a duly called, noticed and convened meeting held this 21 day of JUNE 2024, and shall become effective immediately.

BY: SUN KETCH I CONDOMINIUM  
ASSOCIATION, INC.



(Signature)

Emin Ortalan

(Printed Name)

SK1 Board President

(Title)

## Sun Ketch I Rules and Regulations Violation Fines Guidelines

This document establishes the fines for violation of items from the Association's covenants and bylaws in an attempt to encourage all homeowners to comply. It is not an exhaustive document but is intended to illustrate common violations should be read in conjunction with the Sun Ketch I Rules and Regulations. There may be additional useful information in the Sun Ketch I documents posted on our website. All owners and residents are encouraged to visit the website regularly to familiarize themselves with our Association documents.

Listed below are the most frequently violated regulations and the associated fines that will be levied effective 5/1/2024.

### Type of Violation

<p><b>Rental of Units:</b></p> <ul style="list-style-type: none"> <li>• Rentals are limited to six (6) times per year for a period of no less than 30 days.</li> <li>• No unit shall be used for other than single-family residential purposes.</li> <li>• Rental applications must be approved by the board in advance of the tenant occupying the space and application fee must be submitted at least 30 days prior to intended lease.</li> <li>• Owners are responsible for ensuring that renters follow association rules and will be held accountable for the conduct of their renters.</li> </ul>	<p>\$100 per day</p>
<p><b>Swimming Pool Use</b></p> <ul style="list-style-type: none"> <li>• Loud music is prohibited in the pool area.</li> <li>• Glass containers are prohibited in the pool area.</li> <li>• No owner, invitee, guest, tenant, or other occupants shall make use of the common elements in a manner that would interfere with the rights, comfort or convenience of others.</li> <li>• Please see signs poolside for additional regulations.</li> </ul>	<p>\$100 per day</p>
<p><b>Parking and use of Driveways:</b></p> <ul style="list-style-type: none"> <li>• Vehicles larger than a standard pickup van, including commercial vehicles, RV's boats and trailers are not allowed to be parked on premises overnight.</li> <li>• No vehicle shall park on any street, grass, or other undesignated area at any time.</li> <li>• Vehicles may not be parked overnight in guest parking area without advance registration and approval.</li> <li>• Driveways, streets, grass, and common areas may not be used for unintended purposes.</li> <li>• Vehicles parked in driveways must be operable.</li> </ul>	<p>\$100 per day</p>
<p><b>Trash and Recycling:</b></p> <ul style="list-style-type: none"> <li>• Please bag all trash</li> <li>• Break down all cardboard boxes and put in recycling bins.</li> </ul>	<p>\$100 per occurrence</p>
<p><b>Pets:</b></p>	<p>\$100 per day</p>

<ul style="list-style-type: none"> <li>• Owners may have (1) dog or cat weighing less than 50 pounds.</li> <li>• Dogs must be leashed and under the control of owner at all times per city ordinance. Dog owners must clean up after their pets.</li> <li>• Dogs may not be left barking on patios or in units for an extended period of time. "No occupant may make or permit disturbing noise in the building, at the pool or on the condominium property that would interfere with the rights, comfort or convenience of others."</li> </ul>	
<p><b>Architectural:</b></p> <ul style="list-style-type: none"> <li>• There is a limit of two (2) plants allowed at the front of each unit.</li> <li>• Any changes to the exterior portion of a unit, including additional plantings, patio extensions, window replacement, driveway resurfacing, etc. must be reviewed and approved by the Association Architectural committee in writing before commencement of the project.</li> <li>• Hanging laundry, towels, or clothing of any kind on the railing's stairways or any area outside of the unit is prohibited.</li> <li>• Per city code, garages may not be used as living spaces. Walled in areas, plumbing and electrical elements must be code compliant and permitted by the city, prior to being approved by the Architectural committee.</li> <li>• Opening in the back wall of the garage and bottom of the garage door must be clear of any debris and shall not be blocked in any way to prevent out flow of potential flood waters.</li> </ul>	\$100 per day

\*\*Nothing in this document limits the Association's ability to enforce items not listed in this document.