

Compliance Committee

There shall be a Corinthian Gardens Compliance Committee, which shall be composed of three members, each of whom shall be an owner of a home in Corinthian Gardens. No member of the Board of Directors of Corinthian Gardens, or spouse or family of a director, shall be eligible to serve as a member of the Compliance Committee.

A. The Committee shall be responsible for considering any complaint sent by the Board of Directors to an alleged violator of the Declaration, the Bylaws, or the Rules and Regulations of Corinthian Gardens, stating the alleged violation or violations and the Board's proposed penalty. The complaint may be sent to the alleged violator by hand delivery or certified mail to the owner's designated mailing address, or by e-mail to the owner's designated e-mail address, in the association's records. The violator may be the owner or occupant of any Corinthian Gardens property. The fine cannot exceed one hundred dollars (\$100) per day per violation, or one thousand dollars (\$1,000) in the aggregate.

B. The Committee must provide at least fourteen (14) days' written notice of the violator's right to a hearing. The Committee must hold that hearing within ninety (90) days of the issuance of the notice and shall decide by majority vote whether the fine suggested by the Board shall be confirmed or rejected. The hearing may be held by telephone or other electronic means. The non-appearance of the alleged violator shall not affect the right of the Committee to continue with the hearing or its entitlement to arrive at its decision regarding the Board's proposed fine on the basis of the information presented to it.

C. The Committee reports its decision to the Board, which then imposes the fine, if any, which has been confirmed by the Committee. In such a case, the Board sends notice to the violator of the amount of the fine, payment of which is due fourteen (14) days after the date of the Committee meeting at which the fine was approved. The Board may proceed to enforce the fine according to Chapter 720.305, Florida Statutes, in which case Corinthian Gardens shall also be entitled to recover its reasonable attorney fees and other costs of collection from the other party.

D. In the event of non-payment by the violator for a period of ninety (90) days thereafter, the fine shall be sent to collection, and the violator shall be responsible for any legal and other costs associated with the collection. In case of such a default by the violator, the voting rights of the violator shall be suspended until acquittal of the fine and related costs and expenses. Notice of such suspension shall be sent to the violator and any tenant of the property, if known. A fine or fines of one thousand dollars (\$1,000) or more may, at the option of the Board of Directors, also be secured by a lien imposed against the violator's property.

Adopted by the Corinthian Gardens Board of Directors at its meeting of April 25, 2024

 President