

RIVER BEND PLYMOUTH CONDOMINIUM ASSOCIATION
RULES RELATING TO FINES
A.K.A.
FINE POLICY

The Board of Directors of River Bend Plymouth Condominium Association adopts these rules on July 17th, 2025, effective September 1st, 2025.

BACKGROUND

A. The Association is responsible for governance, maintenance, and administration of River Bend Plymouth Condominium Association.

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Association's Articles of Incorporation, the Master Deed, and the Condominium Bylaws (collectively, the "Condominium Documents").

C. The Michigan Condominium Act and Article XI, Section 3 of the Condominium Bylaws authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium, and Article XX, Section 1(D) of the Bylaws specifically authorizes the Association's Board of Directors to adopt rules and regulations with respect to the imposition of fines.

The Association's Board of Directors adopts the following Condominium rules (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors, and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Procedures. The violation by any Co-owner or their occupants or guests of any provision of the Condominium Documents shall be grounds for the Association to assess monetary fines against the involved Co-owner. The Co-owner will be deemed responsible for such violations whether they occur because of their personal actions or the actions of their occupants, guests or any other person admitted to the Condominium through such Co-owner. Prior to assessing any monetary fine, the Board will adhere to the following procedures:
 - A. Notice of Alleged Violation. Notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Co-owner on notice as to the violation, shall be sent by first class mail, postage prepaid, electronic transmission, or personally delivered to the Co-owner at the Unit address or, if designated, at such other address as the Co-owner designates in writing to the Association.
 - B. Hearing. The offending Co-owner shall be provided a scheduled hearing before the Board at which the Co-owner may offer evidence in defense of the alleged violation.

The hearing before the Board may be at its next scheduled meeting, but in no event shall the Co-owner be required to appear less than 7 days from the date of the notice. Upon appearance by the Co-owner before the Board and presentation of evidence of defense, or in the event the Co-owner fails to appear at the scheduled hearing, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

2. Assessment of Fines. If there has been a violation of any of the provisions of the Condominium Documents, the following fines may be levied:

FIRST VIOLATION	No fine will be levied.
SECOND VIOLATION	\$50.00 Fine
THIRD VIOLATION	\$100.00 Fine
FOURTH VIOLATION	\$200.00 Fine
AND ALL SUBSEQUENT VIOLATIONS	

For purposes of this Rule, the number of the violation (i.e., first, second, etc.) is determined with respect to the number of times that a Co-owner violates the same provision of the Condominium Documents, as long as that Co-owner may be a Co-owner of a Unit or occupant of the Condominium and is not based upon time or violations of entirely different provisions. In the case of continuing violations, a new violation will be deemed to occur each successive fourteen (14) days during which a violation continues or in such intervals as may be set forth in supplements to this Rule; however, no hearings other than the first hearing shall be required for successive violations if a violation has been found to exist. Nothing in this Rule shall be construed as to prevent the Association from pursuing any other remedy under the Condominium Documents or the Condominium Act for such violations, or from combining a fine with any other remedy or requirement to address any violation.

3. Collection of Fines. Any fines that the Board levies pursuant to this Rule shall be assessed against the Co-owner and shall be due and payable together with any outstanding regular Condominium assessment on the first of the next following month. Failure to pay the fine will subject the Co-owner to all liabilities set forth in the Condominium Documents including, without limitations, those described in Article II of the Condominium Bylaws.

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**Respectfully,
Board of Directors
River Bend Plymouth Condominium Association**