

BERGEN PLACE PROPERTY OWNERS' ASSOCIATION, INC.
Violations and Schedule of Penalties and Fines

As permitted under Article VII of the Bergen Place Covenants, the Association has the right to proceed with law or equity to compel compliance with the terms hereof or to prevent the violation or breach of the Covenants or recover damages for such violation.

The Board or Management Company may provide a written Courtesy Notice of Violation and corrective action needed but are not obligated to do so. The letter will be considered your "FIRST NOTICE".

If non-compliance is observed after this first notice, corrective action (such as towing of vehicles in violation of parking regulations) will be initiated or notice will be sent to the offending homeowner stating the amount of the fine for the repeat offense(s).

A homeowner may appeal against the matter by sending notice to the Board of Directors or Management Company within 10 business days of the notice

If a violation cannot be cured within the time specified, a written request explaining the reason for an extension must be submitted to the Board and approved.

ESCALATING FINE SCHEDULE SHALL BE AS FOLLOWS:

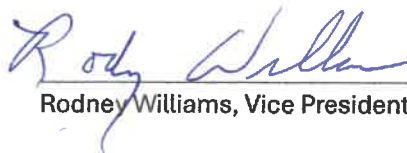
First Letter	Courtesy Notice	No Fine
Second Letter	Repeat Offense	\$ 50.00
Third Letter	Repeat Offense	\$100.00
Fourth Letter	Repeat Offense	\$150.00
All letters thereafter	Repeat Offense	Will increase by \$50.00

If fine is paid and said violation is still not corrected, association privileges can be suspended, and additional \$50 fines can be imposed every month until the said violation is remedied.

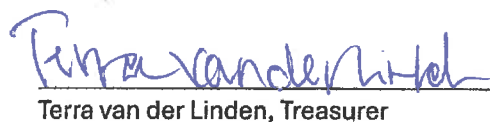
Once an account accrues a \$350.00 balance, a Certified Letter will be sent demanding payment. If no response, then the delinquency will be filed with Magistrate Court in Aiken County. Liens will be placed on the delinquent property at the same time as Magistrate Court.

 7-7-25
Elaine Cupp, President

 7-7-25
Chris Miller, Member at Large

 7-7-25
Rodney Williams, Vice President

 7-7-25
Brad Broome, Member at Large

 7-7-25
Terra van der Linden, Treasurer

Roy Cheney, Member at Large

 7-7-25
Kyle Green, Secretary


Tim Murph, Member at Large

Christopher Howard, Member at Large