

Kensington Park Master Association
Summary of Fines for Violations of Rules and Regulations
Effective February 21, 2024

KPMA has the authority and responsibility through its governing documents to levy fines for violations of its Rules and Regulations.

Fines are \$100 per day per violation up to \$1,000 for a single violation. Separate, repeat violations may result in fines totaling greater than \$1,000.

The Board of Directors reserves the right to impose higher fines in cases of flagrant violations. For certain ongoing violations the Board of Directors reserves the right to correct the violation at the owner's expense. The rules apply whether owners are currently residing in Kensington or not. Owners have the obligation (1) to ensure that their guests, renters, and contractors observe parking and other rules and restrictions, whether Owners are present or not, and (2) to maintain the exterior of their residences in accordance with Kensington standards at all times.

The following documents on the KPMA website contain additional information details related to fines:

- The 2nd Amended and Restated Master Declaration
- The 2nd Amended and Restated Bylaws
- The Access & Patrol Manual
- The Architectural Control Manual (ARB Manual)
- The Rules and Regulations

The fines and fine processes for some common violations are below:

For parking, speeding, and other Access & Patrol violations

- Tickets are issued for violations
- First ticket for a violation is a warning
- Subsequent tickets for the same type of violation carry a fine of \$100
- Each speeding ticket is a separate violation i.e. commutative tickets can result in total fines greater than \$1,000

For maintenance violations and broken infrastructure e.g. dirty roofs

- 60 days to correct violation or obtain contractors written commitment to fix
- After 60 days if violation not corrected (1) \$100 fine per day, up to \$1,000 and/or (2) correction of violation by KPMA at owner's expense
- Exception for hurricane shutters. Same as above except 15 days to correct before fines imposed. A new violation occurs if the shutters are subsequently lowered or reinstalled outside of the hurricane season per the ARB Manu

For failure to obtain ARB approval for exterior modifications when required, prior to the start of work

- \$100 fine per day, up to \$1,000, from the day work started prior to ARB approval
- If first violation, fine may be waived if properly completed Approval Request is submitted and approved by ARB within 7 days
- KPMA can stop work on a project for which there is not a properly approved Approval Request when required

For general failure to adhere to the Declaration and Rules and Regulations

- 15 days to correct violation or cease from violative behavior
- After 15 days if violation not corrected or behavior not ceased (1) \$100 fine per day, up to \$1,000 and/or (2) correction of violation by KPMA at owner's expense, after proper notice per KPMA's governing documents