

**PINE ISLAND FARM PROPERTY OWNERS' ASSOCIATION, INC.**

**Rules and Regulations – as of October 2010**

1. Common charges, in an amount determined by the Board of Directors pursuant to Article XI of the By-Laws, shall be due and payable on March 1 of each year. Any payment not received within 30 days after its due date (on or before March 31) shall incur a \$50.00 late fee. A late fee of \$50.00 per month will continue to accrue to the homeowners account until the common charge has been paid in full. Late fees shall be collectible in the same manner as an unpaid common charge.
2. In the event the common charges are not received within 30 days of the due date, the delinquent home owner shall be responsible for any and all reasonable costs and expenses incurred by the Association in attempting to collect the common charges, including but not limited to attorney's fees, court costs, disbursements.
3. The Board of Directors shall file a Notice of Lien against a home for any common charges and/or special assessments and/or late fees that are unpaid more than 30 days beyond the due date. The Board shall have the option of either foreclosing on the lien or pursuing a personal money judgment against the delinquent homeowner, or both.
4. In the event of non-payment of the common charges, the Board of Directors may suspend the privileges of the delinquent home owner pursuant to Article VI, Section 2 of the By-Laws. Such suspension of privileges may include, but is not limited to, a suspension of use of the docks, beaches, and other Common Areas as well as the suspension of road maintenance and snow plowing of the road adjacent to the delinquent home owner's unit. Such suspensions shall continue until all charges and fees, including attorney's fees, owed to the Association have been paid in full.
5. All work done on the home owner's property must comply with all local, state and federal government laws, ordinances, statutes, codes and requirements. It is the home owner's responsibility to obtain all necessary permits, licenses

and certificates of occupancy as may be required and at the home owner's sole cost and expense. Any damages caused to the Common Elements by the home owner's failure to comply with these provisions will be the responsibility of the home owner.