

ATTACHMENT "A"

210 Cooper Condominium Noncompliance Assessment Schedule

The owner of each condominium unit comprising the 210 Cooper Condominium Association (HOA) is ultimately responsible to the HOA for compliance with the HOA declarations, by-laws, and rules or regulations governing occupancy and use of that unit and all common building elements and grounds, including construction or remodeling work being done in a unit.

In situations involving noncompliance by owners, tenants, guests, contractors or workmen with the HOA declarations, by-laws, or rules and regulations, the following assessment structure is intended to bring the owner, tenant or guest into prompt compliance:

Except for nuisance category violations, where notice may be given by telephone or electronic mail contact, the owner shall be notified in writing delivered to the unit, mailed to the owner or conveyed by electronic message. The notice shall describe the observed violation and given reasonable time to rectify or cease and desist from perpetuating the violation. If such is not accomplished within the time specified in the notice, the HOA is authorized to assess the owner the following fees or charges:

Nuisance category violations are those involving littering, noise, failure to observe bicycle or dumpster rules, parking, pets, trash or other similar items left in front of the unit shall be assessed at a minimum of \$25.00 per occurrence and no more than \$100.00. This list may be amended from time to time as determined by the Board of Managers.

More egregious violations are those involving failure to comply with the HOA Declarations and By-laws and all remodeling or renovation rules and regulations. The assessment for these violations shall be a minimum of \$ 250.00 per event or day, as deemed proper by the Board of Managers. This list may be amended from time to time by the Board of Managers.

The Board of Managers is authorized to rebate all or any part of the fees assessed based on the timeliness and diligence exhibited by owner in rectifying the violation.

Any owner notified of an assessment has a right to a hearing. The Board of Managers shall issue rules and procedures governing such hearings.