

KINGSTON PLANTATION MASTER ASSOCIATION (KPMA)
RULES AND REGULATIONS ENFORCEMENT

EXHIBIT "A"
FINES - AMENDED

Pursuant to the Declaration of Covenants, Conditions, and Restrictions for Kingston Plantation, as amended, the following Rules and Regulations, hereinafter identified as Fines, have been adopted:

1. Any violation by any Subordinate Association or Owner of the Declaration of the Covenants, Conditions and Restrictions for Kingston Plantation and all Exhibits and Amendments, the KPMA Bylaws, any KPMA Rules & Regulations, and any KPMA Architectural Standards, can result in Written Notice of Violation(s) ("WNV") from KPMA to the respective Subordinate Association. The date on the WNV shall be the trigger date for all matters below.
2. The Subordinate Association shall have thirty (30) days from the date of the WNV to correct the Violation.
3. The WNV will also serve as notice that the KPMA may exercise its right to correct the violation. If KPMA corrects the violation, the applicable Subordinate Association will be charged all related expenses and costs incurred by KPMA. These expenses and costs must be paid no later than thirty (30) days following the written demand for payment.
4. Fines for violations will be imposed as follows:
 - i. A fine of up to \$50.00 will be imposed on the first date of the month following 30 days from the of the WNV.
 - ii. A fine of up to \$100.00 will be imposed on the first day of the month following 60 days from the date on the WNV.
 - iii. A fine of up to \$200.00 will be imposed on the first day of the month following 90 days from the date on the WNV.
5. Appeal Process. A Subordinate Association may appeal KPMA's WNV by submitting, in writing, an appeal request to KPMA's Management Company. An opportunity to appear before an Appeal Panel, will be scheduled by as soon as reasonably possible. The above fine procedures will be suspended until the Appeal Panel has rendered its decision. The Appeal Panel shall be selected by the President of the KPMA Board of Directors, and will consist of a KPMA officer, a Delegate of the KPMA Board of Directors, and a representative of the Developer. The decision of the Appeal Panel shall be the final decision, for which compliance is required.
6. If the WNV goes unresolved beyond 90 days from the date on the WNV, the matter may be turned over to the KPMA Attorney for appropriate legal action. The Subordinate Association shall be liable for all legal fees and costs associated with the violation(s).

Approved 2021-05-15.