

# COFFEE CREEK CONDO OWNER S ASSOCIATION

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## FIRST AMENDMENT TO THE RULES AND REGULATIONS FOR COFFEE CREEK CONDOMINIUM OWNERS ASSOCIATION

The Board of Directors of the Coffee Creek Condominium Owners Association hereby amends the Rules and Regulations as permitted by the declaration Article 12.4.1, and Article 13.2.

Article XI.2: Fine Structure of the Rules and Regulations is amended as follows:

2. Except as provided above, any infraction of the rules and regulations shall carry a monetary penalty per offense (after one warning) to be processed as follows:

- a. Warning of fine
- b. First violation: \$60
- c. Second violation: \$120
- d. Third violations: \$180
- e. Any owner/landlord in non compliance of any of the leasing rules to include failure to gain Board of Director approval prior to tenant occupancy will be assessed an immediate fine of \$300.

ADOPTED this 18<sup>th</sup> day of April, 2019