

RIDGEWOOD CLUB CONDOMINIUM ASSOCIATION

ridgewoodclubcondos.com

Violation Enforcement Process

Effective August 2026

The Association follows the three-step process outlined below when a violation of the Declaration, Bylaws, or Rules and Regulations is reported. Each step gives the unit owner written notice and an opportunity to correct the violation before any fine is imposed.

1. Violation Warning Letter

The owner receives a written letter identifying the violation and the specific provision of the governing documents that applies. The owner has **fourteen (14) days** from the date of the letter to bring the unit or conduct into compliance. No fine is assessed at this stage.

2. Intent to Fine Notice

If the violation is not corrected within the first fourteen days, the owner receives a written Intent to Fine Notice. This notice provides an **additional fourteen (14) days** to comply and advises the owner that the matter will be referred to the Fining Committee if the violation continues.

3. Hearing Before the Fining Committee

If the violation remains uncorrected, the owner is given a meeting date and may appear before the Fining Committee to present information on their behalf. **If the Committee finds in favor of the violation, a fine begins on the date of that meeting and continues to accrue for each day thereafter until the violation is corrected, up to a maximum of \$1,000.00.**

Important Points for Owners

- Correcting the violation at any stage ends the process. Owners are encouraged to contact the Association as soon as a warning letter is received.
 - Fines accrue on a daily basis once imposed and stop only when the violation is corrected.
 - The total fine for a continuing violation may not exceed \$1,000.00.
 - Owners are responsible for violations caused by their tenants, guests, and invitees.
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This document is a summary of the Association's violation enforcement procedure, provided for the convenience of owners and residents. Fines are levied in accordance with Section 718.303, Florida Statutes, and the Association's governing documents. In the event of any conflict, the Declaration, Bylaws, and Rules and Regulations control.