

EXHIBIT "B-2"  
SCHEDULE OF FINES FOR VIOLATION OF USE  
RESTRICTIONS AND CERTAIN RULES

Observance of the below specified Restrictions which are essential for mutual comfort and harmonious living at South Patrick Condominium Apartments may be enforced by any unit owner's request to any one of the Directors to confer with the other Directors to decide whether or not a violation has occurred. The Director receiving a request must give a written answer within a reasonable time not to exceed five (5) days to the complaining unit owner stating either:

1) The Directors have decided a violation may have occurred or may be occurring and the board will vote on the alleged violation within five (5) days; or

2) Sixty per cent (60%) of the Directors decided to give written notice to the violator directing correction of the violation within one (1) day to avoid a second notice that a vote will be taken to assess a fine; or

3) Sixty per cent (60%) of the Directors have found the alleged violation insufficient to warrant a fine.

Written notice one (1) day prior to the vote on a violation, stating the time and a place on the Condominium Property, must be personally given to the alleged violator. Prior to said voting, at which at least eighty per cent (80%) of the Directors must be present, evidence must be heard that said notice was delivered; and the alleged violator and any one complaining unit owner may each argue before the board for five minutes and counter argue for one minute, unless evidence is heard that the alleged violator refused to attend the voting after receiving said notice. Immediately thereafter the directors shall vote in private. NO FINE SHALL BE ASSESSED UNLESS 75% OF THE DIRECTORS WHICH ARE PRESENT VOTE TO ASSESS A FINE. Said method of enforcement shall not constitute a waiver of any other remedy in law or equity

for violation of any provision in the Condominium Documents. Fines shall be determined as follows:

<u>VIOLATION</u>	<u>FINE</u>
Declaration Sections: 10.1, 10.2, 10.3, 10.4, and 10.5	An amount in proportion to the gravity of the violation as determined by the Board of Directors but not to exceed Forty Dollars (\$40.00) for any one violation.
Rules and Regulations: 2, 5, 10, 14, 16, 17 and 22	The cost of removal.
3 and 4	An amount equal to said expense.
6	Two Dollars (\$2.00) per day after written notice of violation from the Board of Directors.

#### LIEN FOR UNPAID FINES

All fines in the amount determined by the Board of Directors as provided hereinabove shall be due along with the next monthly assessment payment following said determination. All fines not paid when due shall become subject to Sections 6.2 and 6.3 of the Declaration and such fines shall be considered an "assessment" for the purposes of said Sections.