

Gallagher Estates
Condominium Association
Rules and Regulations
Fines and Fees

As described in the Bylaws; Article XII, Remedies for Default, paragraph A 1,2,3 and 4.
The board of Directors is sending this notice out as our official notice of Rules and Regulations.

1. **VOTING**: Any Co-Owner **not voting** either in person, by proxy or by written vote for Association business including elections will defer their vote to the Board of Directors to act on their behalf as their proxy. The majority vote of the Board will decide how these votes are applied and the votes will count toward a quorum.
2. **A.C.Committee Notice/ Non-Compliance Notice** : Any Co-Owner found to be in violation of Association Bylaws will receive this notice. Failure to respond to this notice will result in a \$50.00 fine against the Co-Owner. Additional fines of up to \$50.00 each could be assessed if the Co-Owner continues to not respond to the notice and/or if the violation has not been corrected to the Boards satisfaction. Legal action could be taken on behalf of the Association if not resolved. Assessments will be collected in accordance to Article II, paragraph D including interest and any other costs incurred by the Association.
3. **“Mortgagee of Units” and the “Written Notice of Voting Representative”** documents:
By signing the forms you are guaranteeing the information is correct and accurate.
Both documents must be returned to be eligible to vote in association matters.
4. **DEFAULT (Delinquency)** of annual dues will result in a \$5.00 late fee each month until the balance due is paid in full. Further legal action may be taken. Any and all attorney fees and legal costs will be billed to the co-owner to reimburse the association. 7% interest is billed annually. You are not eligible to vote until all delinquencies are paid in full.

In case of legal action taken by the Board, there may need to be a special assessment called upon all 37 co-owners to pay for legal fees and court costs. These costs will be split equally among all 37 co-owners. The Board will seek damages for legal fees and court costs against any co-owner(s) in question to reimburse the Association. Upon receipt of this reimbursement, the Board will then reimburse each co-owner (if applicable) equally with the exception of the co-owner(s) in question.

The Board reserves the right to amend, change or omit any part or in whole this policy as it sees fit with proper notification to all co-owners in accordance to the Bylaws.

The Board of Directors hereby adopts these Rules and Regulations, Fines and Fees as stated.

The Board of Directors
Revised January 1, 2016