

## Assessments and Fines

1. Common charges are due and payable on the 1<sup>st</sup> of each month. Failure to pay any part of the common charges by the grace period of the 10<sup>th</sup> day of the month in which they are due will result in a \$50.00 late fee per month, plus applicable interest.
2. Special Assessments are due and payable on the assigned date(s) established by the Board.
3. Failure to pay common charges, special assessments or fines within the 10 day grace period are all subject to late charges and applicable interest.
4. Failure to abide by any of the House Rules and Covenants of the By-laws will result in the following actions and fines:
  - First offense – issuance of a warning letter
  - Second offense - \$50.00
  - Each consecutive offense - \$100.00

NOTE: Setting off fireworks on The Harbour Property, including the beach and dock areas, is strictly prohibited. In addition to being a violation of the House Rules, it is a violation of New York State Law. The Suffolk County Police will be notified of any violation(s) and an HOA fine in the amount of \$100 will be immediately assessed to the Homeowner's account for each occurrence. In addition, fines assessed by any municipal agency to the HOA for illegal use of fireworks by a Homeowner or their guests are the responsibility of the Homeowner.

5. Prior to occupancy of an assigned boat slip, proof of current boat registration and insurance must be on file with the Management Company.
6. Proof of current flood and Homeowner's insurance, including fire and liability, must be on file with the Management Company.
7. All insurances must include the "Homeowners' Association as an additional insured".
8. In addition, fines that are incurred by the HOA, from the Board of Health, Fire Marshal or any other Municipal agencies due to a violation of the House Rules and/or Covenants and By-laws by the s or their guests' shall be the responsibility of the Homeowner.

**All House Rules become effective thirty (30) days after issuance by the HOA Board. Any consent or approval given under these House Rules and Regulations may be amended, modified, added to, or repealed at any time by Resolution of the Board of Directors. Further, any such consent or approval may, at the discretion of the Board, be conditional in nature. Likewise, any member of the HOA Board shall have the authority to discontinue any event if any of the guidelines contained herein are being violated. Should any Board member determine that the event is creating a nuisance, a disturbance, or in order to prevent potential injury to persons or damage to property, has authority to discontinue the event.**

*Revised and Approved by the Board January 13, 2016*