

SILVERLAKES FINING HEARING - RESIDENT DISCLAIMER

****THIS DISCLAIMER MUST BE RECEIVED BY MANAGEMENT 72 HOURS PRIOR TO THE FINE HEARING DATE VIA EMAIL SUPPORT@PINESPROPERTYMANAGEMENT.COM**

Dear Resident:

You have chosen to meet with the SilverLakes Fining Committee to discuss a violation(s) attributed to your property. Please note that it is the Board's intent to assist every resident with the opportunity to correct any violations, by providing reasonable time and direction. The Board of Directors has authorized the Management company to assist you with this prior to the beginning of this fine hearing. Once the fine hearing begins, we lose jurisdiction and the ruling of the fining committee is final. Please let us know now if you would like to take a few moments to try and resolve this prior to addressing the Fining Committee

Florida Statutes Section 720.305(1) has clarified that the Board of Directors makes the decision as to whether a unit owners conduct is in violation of the Associations governing documents and to impose a fine. Here, the Board of Directors has imposed a fine against you for your violation of the Governing documents of the Association. The role of the fining committee which is about to hear this matter is limited to accepting or rejecting the fine. The Committee is not authorized to provide you with additional time to remedy the violation or reduce or negotiate the fine. The committee can only accept or reject the fine in its totality. Once the committee hears the matter, they will notify you of their decision in writing.

Please also note that the decision of the committee relates **only** to the imposition of the fine and does not have a bearing on your violation which the Board has already determined occurred. i.e. the committee cannot determine that you did not violate the governing documents. The Board has the right to take other and further actions it deems appropriate. As such, we would strongly suggest that you attempt to amicably attempt to resolve the matter at this time.

I understand the role of the Fining Committee and would like to amicably resolve this matter with the Management Company.

I understand the role of the Fining Committee and would like the opportunity to discuss my fine with the Committee.

Owner Name _____ Phone _____

Email Address: _____ Violation Type _____

Property Address: _____ Community _____

Owner Signature : _____ Date : _____

***The parties agree that this agreement may be electronically signed. The parties agree that the electronic signatures appearing on this agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.**