

EXHIBIT A
BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.
FINING SCHEDULE

Fines for violations of the Association's Governing Documents, including, without limitation, the Declaration, Bylaws, and rules and regulations, will be issued by the Board of Directors of Barrington Trace Homeowners Association, Inc. as set forth herein below. All fines shall be the personal obligation of the Owner, a lien against the Owner's Lot, and must be paid within ten (10) days from when they were first imposed. Fines not paid within this ten (10) day period shall be subject to all collection efforts pursuant to Article 4, Section 4.7 of the Declaration.

Depending on the circumstances and severity of a violation, the Association reserves the right to issue citations and fines for lesser or higher amounts than listed in this fee schedule at its sole discretion. In the event of a continuing violation of the Governing Documents with ongoing daily fines, each violating Lot Owner and/or violator shall immediately contact the Association's Board of Directors after curing a violation to schedule an inspection with the Association to confirm the violation has been cured to cease accruing daily fines.

1. **Notice of Violation.** The Association shall send the alleged violator a written notice identifying the violation and requesting that the violation shall be corrected. The notice shall state the following:
 - a. The nature of the alleged violation;
 - b. The action which the Association proposes or intends to take, such as the proposed sanction(s) to be imposed and the amount of any fine or charge;
 - c. A period of not less than 10 calendar days within which the alleged violator may present a written request for a hearing; and
 - d. a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within 10 days of the notice

If the same or similar violation is repeated within 12 months after the date of notice of the original violation, or if the violation is not corrected, the Association may pursue any and all remedies described in the original notice without further notice to the alleged violator.

2. **Fines.** Subject to the provisions of this Fining Schedule, fines will be imposed on the following basis:

A. One-Time Violations

<i>Notice of Violation:</i>	<i>Courtesy Reminder</i>
<i>Second violation:</i>	<i>\$50.00 fine per violation</i>
<i>Third violation:</i>	<i>\$75.00 fine per violation</i>
<i>Fourth violation:</i>	<i>\$100.00 fine per violation</i>
<i>Fifth and subsequent violations:</i>	<i>\$150.00 fine per violation, with each successive fine thereafter increasing in a minimum of \$75.00 increments per additional violation</i>

B. Continuing Violations

<i>Notice of Violation:</i>	<i>Courtesy Reminder</i>
<i>Second/ Continuation of violation:</i>	<i>\$50.00 fine per violation per day each violation continues, with such fines to accrue until the Association confirms the violation(s) has been cured.</i>

Nothing herein shall prohibit the Association from enforcing the Governing Documents by other means permitted in the Governing Documents and/or under Georgia law, including, but not limited to suspending an Owner's right to vote, exercising its right of abatement, recording a notice of violation in the county land records, and/or filing a lawsuit to enforce the Declaration and seek to recover all costs, including attorneys' fees and court costs, reasonably incurred in such action. The Association reserves any and all other rights under the Governing Documents.

RESOLUTION OF THE BOARD OF DIRECTORS
OF
BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

WHEREAS, pursuant to Article 7, Section 7.1 of the Declaration of Covenants, Conditions, Restrictions and Easements for Barrington Trace ("Declaration") and Article 3, Section 3.18 of the Bylaws of Barrington Trace Homeowners Association, Inc. ("Bylaws"), the Association, acting through its Board of Directors, has the right and authority to make, amend, and to enforce reasonable rules and regulations applicable to the Community,

WHEREAS, pursuant to Article 11, Section 11.2 of the Declaration, each Owner and occupant of Lot is required to comply with the provisions set forth in the Declaration, Bylaws and rules and regulations of the Association (the "Governing Documents"); and

WHEREAS, pursuant to Article 11.1, Section 11.1 the Board is authorized to enforce the provisions set forth in the Governing Documents by imposing sanctions, including, without limitation, reasonable monetary fines; and

WHEREAS, the Board of Directors of the Barrington Trace Homeowners Association, Inc. has determined it to be in the best interest of the Community to adopt a uniform Fining Policy and provide Owners and occupants the sanctions to be imposed for violations of the Association's Governing Documents, and the procedures the Board of Directors typically uses to address such violations.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors for Barrington Trace Homeowners Association, Inc. having voted in accordance with the Bylaws and proper procedures, in a duly authorized manner, hereby adopts and sets forth a fining schedule for violations established in Exhibit A to this resolution and incorporated by reference, which schedule shall be effective as of the date set forth below, which represents the Board's current violation fining schedule, as may be amended from time to time at the Board's direction, and supersedes any previously adopted policies on the same subject matter.

RESOLVED AND ADOPTED by a majority of the Board of Directors of Barrington Trace Homeowners Association, Inc. this 16 day of November, 2020.

BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS:

By: Virgil L. Smith
President

Attest: [Signature]
Secretary

[Seal]