

CANTERBURY TOWNHOUSE HOMEOWNER'S ASSOCIATION, INC
PO BOX 1237
CARRBORO, NC 27510-3237
October 26, 2018

Short Term Rentals - Fine for violation

Dear All CTHOA Members:

In accordance to the governing documents, Short Term rentals (less than 30 days) are not allowed. Prior notice has been provided to all members. Enforcement of published regulations that are a contractual agreement when owners purchase their unit can be difficult when individuals knowingly refuse to make reasonable efforts to comply with stated agreements and restrictions and fix their violations.

In accordance, the Board has the right as outlined and in accordance of the Governing Documents to exercise their duties to all members by assigning fines for continued violations.

Specifically, to the continued violation of Rental terms as they are and may be defined in current and future amendments of the Governing Documents, the Board has decided to exercise their rights on behalf of the Association to assign a fine of \$100/day per incident for the continued violation following notice of a violation. This fine will be effective as of November 1st, 2018 and applies to all members who are or may be in violation in the future.

This fine may be applied at the discretion of the Board of Directors for continued and future violations of short-term rentals and will be used to off-set direct expenses of the Association in their enforcement efforts of violations as they occur – except for any legal fees which will be billed to the owner in violation.

Members who receive notice that this fine will be applied to their case of violation(s) shall have the right to appeal the application of this fine at a time scheduled by the Board of Directors. Their case will be heard, and a decision shall be rendered afterwards in a closed session.

Applied fines shall be an assessment charge to the unit owner's account and the Association may follow collection processes for outstanding assessments.

Respectfully,

The Board of Directors