

CHARLEVOIX COUNTRY CLUB CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

The following Rules and Regulations of the Charlevoix Country Club Condominium Association have been adopted as of the date set forth below by the Association's Board of Directors in compliance with Article XVIII, Section 4 of the Condominium Bylaws.

1. Assessment of Fines.

The Board of Directors may assess fines for violations of the Condominium Documents as follows:

- A.) \$0 for the first (1st) violation;
- B.) \$25.00 for the second (2nd) violation of similar kind;
- C.) \$50.00 for the third (3rd) violation of similar kind;
- D.) \$100.00 for the fourth (4th) violation of similar kind and each subsequent violation of similar kind.

If the Board of Directors determines the violation is cured for 180 days, the process will begin again as a first (1st) violation. It shall be within the sole discretion of the Board of Directors as to whether a violation is similar in kind.

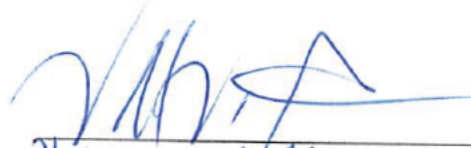
In the event that the Board of Directors determines a member of the Association is in violation of the provisions of the Condominium Documents, written notice shall be provided to the offending owner. Such notice shall specify the condition and section of the Condominium Documents that are being violated, along with other relevant information, and the time period afforded to the member to cure the violation prior to the fines being assessed to the member. The offending member shall be given an opportunity to request to appear before the Board of Directors and offer a defense, no less than seven (7) days or more than twenty-one (21) days from the date of the notice. Such appearance shall afford the offending owner an opportunity to present evidence and information concerning the alleged violation. If the member requests such a hearing and the Board rejects the defense of the offending member, or if no defense is offered, then the fines shall begin on the day following the date set for the hearing and shall continue until the non-compliance is cured. Each day the violation continues is a separate violation, which will result in an additional fine. All fines shall be collected in accordance with Article II of the Condominium Bylaws. If the fines are not paid, the Association may proceed according to Article II of the Condominium Bylaws with any legal proceedings authorized by the Board including but not limited to collection and/or lien foreclosure proceedings. Nothing herein shall be

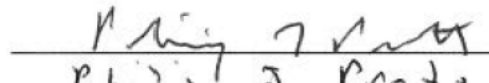
deemed to require the Association to fine co-owners prior to exercising any other rights of the Association to remedy violations of the Condominium Documents.

To the extent these Rules and Regulations conflict with any prior Rules and Regulations adopted by the Board of Directors, these Rules and Regulations shall control.

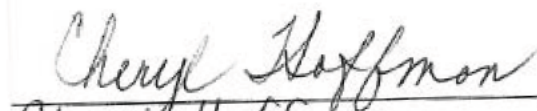
IN WITNESS WHEREOF, the Association has caused these Rules and Regulations to be executed the 9th day of April 2025. The above Rules and Regulations shall become effective immediately.

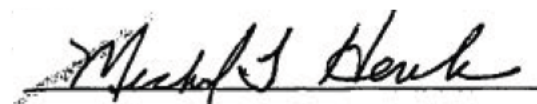
Charlevoix Country Club Condominium
Association Board of Directors


Vincent Mastroliti 4/9/25


Philip J. Prost


Eric Eide


Cheryl Hoffman


MICHAEL T HENEKA