

To the Attention of all Bergen Place Homeowners

The Rules and Regulations are based on the Bergen Place Protective Covenant and serve to interpret and compliment the governing documents of the Homeowners Association, they do not render them void. As outlined in the Rules & Regulations if these rules are modified for any reason, notice will be given to all members. Rules will not be modified without notification.

The following serves as notification that on February 1, 2011 the Board voted to add the following sentence to Rule 17: after the fifth sentence (see highlighted below). *If fine is paid and said violation is still not corrected, association privileges can be suspended and additional \$50 fines can be imposed every month until the said violation is remedied.*

Rule 17: POWER OF ENFORCEMENT: Bragg & Associates has the authority granted by the governing documents of the Association and the Board of Directors of Bergen Place Association, Inc. to enforce these Rules and Regulations. Upon the first violation, a written reminder/warning will be given. If not remedied, Bragg & Associates has the authority to fine the violator. All remedies that apply to collecting assessments shall also apply to the collection of fines. The fine for any violation of the Covenants, Conditions and Restriction, By-Laws, and/or the Rules and Regulations shall be \$50.00. **If fine is paid and said violation is still not corrected, association privileges can be suspended and additional \$50 fines can be imposed every month until the said violation is remedied.** Unpaid fines become a lien upon the property just as unpaid annual assessments, late fees, or a special assessment and will result in the filing of a lien against the homeowner's property. If a lien is filed and payment is still not made, a claim will be filed in the Magistrate's Court of Aiken County to collect the amount due including legal fees and any associated court costs. Should the Court grant a judgment against the homeowner, a proceeding to garnish wages could be the result of said judgment.

The Bergen Place Homeowners Association Board