

**WILLOWAY CONDOMINIUM
RULES INCREASING SCHEDULE OF FINES**

The Board of Directors of Willoway Condominium Association (the “Association”) adopts these rules on May 21, 2022, effective immediately.

BACKGROUND

A. The Association is responsible for governance, maintenance and administration of Willoway Condominium (the “Condominium”).

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Association’s Articles of Incorporation, the Amended and Restated Master Deed and the Amended and Restated Condominium Bylaws (collectively, the “Condominium Documents”).

C. The Michigan Condominium Act and Article VI, Section 11 of the Amended and Restated Bylaws (the “Bylaws”) authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium, and Article XVI, Section 3 of the Bylaws authorizes the Association’s Board of Directors to change the schedule of fines through the adoption of rules.

The Association's Board of Directors adopts the following rule increasing the schedule of fines for violations of the Condominium Documents (the “Rules”), which is binding upon all Co-owners and their tenants, occupants, successors and assigns, and which supersedes the schedule of fines set forth in Article XVI, Section 3 of the Bylaws:

1. Fine Amounts. In accordance with Article VI of the Bylaws, upon violation of any of the provisions of the Condominium Documents and the Board's determination that a violation has occurred, the Board may levy the following fines:

FIRST VIOLATION	No fine will be levied unless the Board determines that the nature of the violation is such as to be best deterred if a fine is imposed for a first violation
SECOND VIOLATION	\$100.00 Fine
THIRD VIOLATION	\$200.00 Fine
FOURTH VIOLATION AND ALL SUBSEQUENT VIOLATIONS	\$300.00 Fine

2. Effect. Except as set forth above, this Rule does not modify or alter the provisions of Article VI or any other provision of the Condominium Documents.

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Respectfully submitted,
Board of Directors
Willoway Condominium Association