



**ARCHITECTURAL CONTROL
COMMITTEE (ACC)
Violation Fee Schedule Unit 6**

Declaration of Covenants, Conditions and Restrictions, Article 7.1:

No Improvement may be erected, placed, constructed, painted, altered, modified, or remodeled on any Lot, and no Lot may be re-subdivided or consolidated with other Lots or Property, without the prior written approval of the ACC.

Paragraph 6.04 states:

In addition to any other Assessments, the Board may levy an individual assessment against an Owner and the Owner's Lot. Individual Assessments may include, but are not limited to: Interest, late charges, and collection costs on delinquent Assessments; reimbursements for costs incurred in bringing an Owner or the Owner's Lot into compliance with this Declaration; **finest for violations of the Restrictions**, etc.

The following fee schedule is intended to encourage property owners to adhere to the POA Covenants, Conditions, and Restrictions. This fee schedule is subject to change without notice.

Description of Violation	Fine
Initiating, in process of, or have completed an improvement to the property, per the Pine Forest Covenants, Conditions and Restrictions, <i>without an ACC Permit</i>	\$1,000.00 per incident
Cement poured off the building site	\$1,000.00
Burning Construction Debris	\$1,000.00 per incident
Failing to post permits and/or other required information	\$100.00 per day
Working outside of posted construction hours	\$250.00 per incident
No portable toilet on site	\$100.00 per day
No dumpster on site	\$100.00 per day
New Construction Residence without a permanent driveway	\$50.00 per day
Construction started prior to utilities on site and available (water and power)	\$250.00 per day
Trash and/or construction materials left outside an approved receptacle before, during and after the completion of a building project post reception of notice of violation	\$250.00 per day
Advertising display left on property after construction is complete	\$100.00 per day
RV or Travel Trailer being lived in more than 72 hours, during a three-month period	\$250.00 per day
Newly installed Propane tank in view and no ACC permit issued (water, oil, LPG & swimming pool filter tanks, etc.)	\$50.00
Unightly Articles: Vehicles stored on property and visible from adjoining property or public or private thoroughfares	\$100.00 per day
Violations not listed above will be reviewed by the Board and a decision for a fine assessment will be determined at the discretion of the Board	\$100.00 to \$1,000.00