



ARCHITECTURAL CONTROL COMMITTEE (ACC) Violation Fee Schedule Units 7-12

Declaration of Covenants, Conditions and Restrictions Article 6, Paragraph 6.01 states:

No building, fence, wall, or other improvement of any character shall be erected or placed, or the erection or placing thereof commenced, or changes made in the design thereof or any addition made thereto, or exterior alteration made therein after original construction, on any property in the Subdivision until the plans, specifications and plats showing the nature, kind, shape, height, materials, and location of the same has **been approved by the ACC in writing.**

Paragraph 6.08 states:

If any Lot Owner in this Subdivision shall violate or attempt to violate any of the covenants and restrictions herein contained, then the Board or any Owner in the Subdivision shall have the right to prosecute any proceedings, at law or in equity, against any such person violating or attempting to violate any of the covenants or restrictions. the Board may in its discretion levy fines and penalties not to exceed \$1,000 per violation, which fines, and penalties shall be a lien upon the property until paid in accordance with the provisions of Article 3.

The following fee schedule is intended to encourage property owners to adhere to the POA Covenants, Conditions and Restrictions. Certain violations shall be considered new for each day that the violation remains in place. 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 clean-up 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 after completion or during construction of a building project and reception of notice of violation from ACC	\$250.00 per day
Advertising display left on property after any permitted improvements is complete.	\$100.00 per day
RV or Travel Trailer being lived in more than 14 days, without ACC approval and associated permit	\$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
Storage of vehicles, boats, containers, or trailers in front of residence for longer than seven (7) days	\$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 \$1000.00 Per incident