

6.16 ENFORCEMENT FEE SCHEDULE

The following is a schedule of fines that may be levied when a property owner or a prime contractor or subcontractor violates the covenants or ARB Rules. When applicable such fines will be deducted from the owner escrow deposit or prime contractor compliance deposit as appropriate. A stop order or other actions may also be taken for serious and/or repetitive violations.

1. Nonconforming Job Sign (after one warning).....\$100.00 per day
2. Severe Damage (health/viability of tree is severely threatened) to a Protected Tree (8" or greater DBH, see Section 3.2.3.2.1); expense of assessment of damage and replacement of tree as necessary will also be assessed and deducted \$500.00 per tree
3. Unauthorized Tree Removal during Site Clearing or construction (fee and replacement):
 - a. Unprotected tree (4" DBH or greater, see Section 4.2.1.6, but less than 8" DBH, see Section 3.2.3.2.1) or Protected Tree (8" DBH or greater, but less than 16" DBH, see Section 3.2.3.2.1) \$300.00 per tree
 - b. Significant Tree (16" DBH or greater, see Section 3.2.3.2.1)..... \$1,000.00 per tree
 - c. Landmark Tree (24" DBH or greater, see Section 3.2.3.2.1)..... \$1,500.00 per tree
4. Damage to Community Property Natural Areas (if not repaired) up to \$500.00 per occurrence
5. Vehicles Parked on Adjacent Property (after one prior warning)\$100.00 per day
6. Unauthorized Burning on Lot..... \$1,000.00 per occurrence
7. Unauthorized Site Plan/Building Change of up to a total of 500 sq. ft. to be determined by the ARB up to a maximum of \$500.00
8. Unauthorized Site Plan/Building Change exceeding a total of 500 sq. ft. to be determined by the ARB up to a maximum of \$2,500.00
(siting of house, total height, roof and wall changes or other major changes)
9. Building without proper permitting up to \$2,500.00
10. Poorly Maintained Improved Property
 - a. Exterior of Building (first 90 days) \$500.00
 - b. Lawn, landscaping & natural areas (first 90 days)..... \$500.00
11. Damage to roadways not repaired within 10 Days after warningup to \$500.00 per day
12. Other miscellaneous construction violations after prior warning: (Improper location of temporary sanitary facilities, littered construction site, Dumpster or Materials on Right of Way, Materials on adjacent Property, Overflowing Dumpster, Failure to use gravel at curb cut, Contractor and subcontractor misconduct) up to \$100.00 per day or occurrence
13. Other miscellaneous parking violations after prior warning (Improper storage and parking. Including but not limited to: boat, trailer, vehicle, recreational vehicle) up to \$100.00 per day or occurrence.
14. Other violations of Requirements and Procedures after warning: \$100.00 a week

The above applies to both additional and replacement work. The scope of the change and its impact on the surroundings will be taken into consideration in determining the actual amount of fine within the specified limits.

The ARB may also require the removal of any unapproved work and the restoration to the original condition(s) or other mitigation.



The ARB, in its sole discretion, has the authority to assess a fine or in recognition of any mitigating circumstances to adjust the amount of or to waive fine.

After the ARB has assessed a fine, the matter shall be referred to the DeBordieu Colony General Manager for collection.

6.17 APPEALS RELATED TO ENFORCEMENT FEES

A dispute concerning the imposition of an enforcement fee (violation fine) must be submitted for resolution through the Appeals Process as provided in Section 3.4 of this Manual.

