

ENFORCEMENT POLICY AND FINE SCHEDULE FOR VIOLATIONS OF THE DEED
RESTRICTIONS AND BYLAWS OF THE TWIN SHORES SUBDIVISION

Curable Violations

Fine	Violation
\$100 every 7 days*	Lawn Conditions: Yard and/or vacant lot needs mowing, driveway or sidewalk needs to be edged, excessive weeds in lawn or bed areas.
\$100 every 7 days*	Unsightly Conditions on Property: Lots being used for storage of materials and equipment other than normal residential requirements or incident to the construction of improvements permitted by the deed restrictions. Yard equipment, wood piles or storage piles incident to the normal residential requirements of a typical family not screened from public view.
\$100 every 7 days*	Yard Signs or Advertisements: Need to remove from property and/or from public view any signs or advertising in violation of Deed Restrictions.
\$100 per day	Nuisance, noxious or offensive activities.
\$100 every 7 days*	Trash accumulation, disposal, or storage in other than sanitary containers on any lot in, or property adjacent to, the Twin Shores subdivision.
\$100 every 7 days*	Pets poultry or livestock other than household pets being bred raised or kept on a lot in the Twin Shores subdivision.
\$100 every 7 days*	More than three dogs being kept on a property.
\$200 per day	Safety, Environmental Issues and Health Concerns:
Removal of change	Improvement or change made without Architectural Control Committee approval.

Curable violations: The property owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before the board. The association shall hold a hearing under this section not later than the 30th day after the date the board receives the owner's request for a hearing and shall notify the owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. The board or the owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The owner or the association may make an audio recording of the meeting. This paragraph does not apply to a violation for which the property owner has been previously notified and granted a hearing in the preceding six months.

The Board reserves the right to levy fines on a case-by-case basis.

* If the violation is not resolved by the cure date, a \$100 fine is assessed. An additional \$100 will be assessed every 7 days thereafter until the violation is resolved.

Non Curable Violations

Fine	Violation
\$200 per day	Violation of the rules prohibiting short term rentals per the Deed Restrictions.
\$100 per day	Exceeding 24 hours in a marina boat stall.
\$100 per occurrence	Constant dog barking.
\$100 per occurrence	Third and subsequent incidence of a dog repeatedly running at large.
\$100 per occurrence	Offensive or Disruptive Activity: Excessive noise or disruptive activity occurring beyond 12 midnight.
\$100.00 per change	Second and subsequent marina gate code change within a six-month period due to gate code sharing.
Other:	In accordance with the Deed Restrictions:

The Board reserves the right to levy fines on a case-by-case basis.

The Board may grant a Property Owners request for a hearing for a non-curable violation at its discretion.