

USE RESTRICTION / VIOLATION FINE SCHEDULE

Updated: March 9, 2023

These fines may be levied by the board for violations presented by the Compliance Review Committee. There are two different types of violations. Fines for physical and maintenance (P/M) violations are assessed daily or per incident unless otherwise indicated, and fines for behavioral (B) violations are assessed per incident.

Please refer to the General Provisions section (Article XII) in the Association's Declaration of Covenants, Conditions and Restrictions for additional information concerning enforcement.

Covenants	Violation Covered	Fine	Frequency	Type
Article V	Building Restrictions and Maintenance Obligations			
Section 1.	Residential Use	\$50	Daily	P/M
Section 2.	Construction of buildings separate and apart from residence	\$50	Daily	P/M
Section 3.	Easements or setback lines - use and maintenance	\$50	Daily	P/M
Section 4.	Garage Doors and Windows	\$50	Daily	P/M
Section 5.	Antennas	\$50	Daily	P/M
Section 6.	Screening of Air Conditioner Compressors and other Mechanical Equipment	\$50	Daily	P/M
Section 6.	Clothes Drying	\$50	Per Incident	B
Section 7.	Driveway maintenance	\$50	Daily	P/M
Section 8.	Electrical service transformers - screening	\$50	Daily	P/M
Section 9.	Trailers or Temporary Buildings	\$50	Daily	P/M
Section 10.	Landscaping and Sprinklers	\$50	Daily	P/M
Section 11.	Fences, Hedges and Walls; Obstructed Vehicular View	\$50	Daily	P/M
Section 12.	Trees	\$50	Daily	P/M
Section 13.	Mailboxes	\$50	Daily	P/M
Section 14.	Artificial Vegetation	\$50	Daily	P/M
Section 15.	Vehicles: Parking, Blocking Sidewalks, Commercial Vehicles, Boats, RV's	\$50	Daily	P/M
Section 17.	Signs, Ornaments and Objects	\$50	Daily	P/M
Section 18.	Animals	\$50	Daily	P/M
Section 19.	Games and Accessory Structures	\$50	Daily	P/M
Section 21.	Nuisances; Refuse and Garbage Collection	\$50	Daily	P/M
Section 22.	Maintenance of Lots and Land Adjacent to Lakes	\$50	Daily	P/M
Section 23a.	Maintenance of Improvements; Roof and Driveway Cleaning and Maintenance	\$50	Daily	P/M
Section 23 b/c.	Exterior Lighting	\$50	Daily	P/M
Section 24	Hurricane Shutters	\$50	Daily	P/M
Section 27.	Regulations During Construction	\$50	Daily	P/M
Section 28.	SWFWMD Restrictions	\$50	Daily	P/M
Section 29.	Rental of Units - All Violations	\$100	Daily	P/M
Section 30.	Photoelectric Cells on Exterior Lights	\$50	Daily	P/M
Article VI	Architectural Control and Variances			
Section 1.	Violation of ARC decisions	\$50	Daily	B
Article VII	Common Areas			
Section 2.	Private Roads; Traffic Control and Speeding, Illegal use of Gate Remotes	\$100	Per Incident	P/M
Section 2.	Traffic Control - Speeding: Up to and including 35 mph (residents and tenants)	\$25 *	Per Incident	B
Section 2.	Traffic Control - Speeding: 36 - 44 mph (residents and tenants)	\$100	Per Incident	B
Section 2.	Traffic Control - Speeding: 45 mph and over (residents and tenants)	\$200	Per Incident	B
Section 2.	Traffic Control - Speeding: Guests only - first-time visit only - speeding	Warning	First visit	B
Section 2.	Traffic Control - Speeding: Guests only - all speeding	\$25 *	Per Incident	B
Section 3.	Common Area Usage; Boating or Swimming in Lakes	\$50	Per Incident	B
Article IX	Easement and Environmental Provisions			
All Sections	Alteration, Failure to Maintain or Violation of Easement Constraints	\$50	Daily	P/M
General	Rules adopted by the Master Homeowners Association			
	Any incident based rule	\$50	Per Incident	B
	Any physical or maintenance based rule	\$50	Daily	P/M

NOTE: Changes made to Traffic Control speeding up to 35 MPH and guests (noted by *) retroactive to February 1, 2023

NOTE: For offenders being fined for repeated behavioral violations, the fine shall be \$100 per day per violation unless a higher daily amount is allowed by law. Fines not paid within thirty (30) days will have interest of 18% per year annum. The Association's fine for each violation shall not exceed \$20,000. This does not include the costs to collect the fees, including attorney costs, and interest charges applied. Nonpayment will result with a lien placed on the property.