

# **Fine Policy – The Fine/Reimbursement Schedule**

## **Effective May 15, 2024**

Written Notice – 30 Days

1<sup>ST</sup> - \$200.00

2<sup>nd</sup>- \$500.00 Fine

3<sup>rd</sup>- \$1,000.00 Fine

Legal Action

This fine schedule is designed to help enforce the Tall Tree covenants and restrictions and/or the Tall Tree regulations. Those found in violation have 30 calendar days to request a hearing with the Tall Tree Board to discuss and/or dispute the said violation.

Tall Tree POA

### **General Categories**

#### **2.01 Lot Usage**

Lots shall not be used for garage sales whole sales or retail business establishments or for any commercial purpose. Any gainful employment of professional use of a lot or residence that violates the quiet enjoyment of any other property in the development is prohibited.

#### **2.02 Rental**

Rental less than six months. Rental of property may be approved by a request in writing to the Board of Directors. No sub-leasing of property by an approved renter is allowed.

#### **2.02 Approval Required**

No residence, building fence wall, boathouse, dock, deck or other structures shall be commenced, erected or maintained on any lot, nor shall any exterior addition to or change or alteration there – of be made.

### **3.03 Permit Repaired**

A Building permit fee may be assessed by board. The fee is subject to change at the discretion of the Board and it shall be used to defray extra costs of maintaining roads in the Development during construction when heavy equipment will enter upon and travel on the roads to deliver supplies and equipment to construction site.

Provide a delivery fee scheduled after created.

### **3.11 Construction Site**

The owner is responsible for keeping the job site in a clean and orderly manner, containerization of or daily removal of trash and construction debris from the job site; provision of adequate toilet facilities at the job site. Open fires at the job site are prohibited.

3.14 Storage of construction material Immediate use in construction or maintenance.

### **3.22 Culverts**

Keep said culvert open and clear of dirt, debris, and vegetation.

### **3.23 Billboards and signs**

Other than real estate signs

### **3.24 Mailboxes and Address Signs**

All residences must also bear the street address.

### **4.01 Article 4 – Nuisances**

Excessively loud music, annoyance, nuisance or hazard to the health of the neighborhood.

### **4.02 Vehicle Registration**

No vehicle, motorcycles, motorbikes, motor scooters, mini-bikes, mopeds, without mufflers and flame arresters untagged and unlicensed vehicles shall be allowed only if driven on roadways. Loud and offensive noises.

### **4.03 Unused Vehicles**

Streets are not to be used for private parking of vehicles except by visitors.

These changes have been adopted on February 13<sup>th</sup>, 2024 according to House Bill #6214