

Covenants & Restrictions (C & R) Fine Schedule

Construction Violations	C & R/Guideline Reference	Amount*
Major construction W/O written approval**	Art II, Sub 1	\$2000
Manufactured home that does not meet Guideline requirements**	Manufactured Homes Guidelines	\$2000
Minor construction W/O written approval**	Art II, Sub 1	\$500
Remodel W/O written approval**	Art II, Sub 1	\$1000
Exceeding 15 foot height limit W/O approved HVR (Height Variance Request)**	Art II, Sub 3	\$2000
Building into the setbacks**	Art II, Sub 5	\$1000
Clearing land W/O written approval	Art II, Sub 2, 3, & 17	\$2000
Placing fill material or changing the AOG (Average Original Grade) W/O written approval	Art II, Sub 2, 3 & 17	\$7500
Not replacing ground cover per Guidelines	Art II, Sub 4 & 17	\$1000
Property Maintenance Violations	C & R/Guideline Reference	Amount*
Failing to maintain trees/shrubs at proper height (see note below)	Art II, Sub 4	\$200 per tree
Failing to remove noxious plants***	Art II, Sub 4	\$100
Failing to landscape or fence above ground septic system	Art II, Sub 4	\$100
Failing to landscape or fence around garbage cans or dumpsters	Art II, Sub 14	\$100
Failing to landscape or fence propane tank or burn barrels	Art II, Sub 4	\$100
Failing to clean up garbage or unsightly refuse	Art II, Sub 14	\$250
Placing commercial signs on property without approval	Art II, Sub 4	\$100
Failing to limit vegetation growth, creating a unkempt lot	Art III, Sub 3	\$100

Property Activity Violations	C & R/Guideline Reference	Amount*
Nuisance or noxious activities		\$500
Level I Noxious Weeds for 3 bushes*** or fewer	Art II, Sub 8	\$100
Level II Noxious Weeds for 4-10 bushes		\$200
Level III Noxious Weeds for 11-25 bushes		\$300
Level IV Noxious Weeds for 26 bushes or more		\$400
Placing sand onto the right of ways (a person receiving a fine will be given 14 days to appeal to the Board of Directors)		Art II, Sub 8
Violating pet control restrictions	Art II, Sub 8	\$50 per incident
Dumping of material in or on any Bayshore property, including the canal	Art II, Sub 8	\$500
Use of fireworks in Bayshore	Art II, Sub 8	\$2,500
Prohibited vehicles	Art II, Sub 10	\$250
Commercial and Multi-Family Violations	C & R/Guideline Reference	Amount*
Change of Commercial Property usage from its current usage without the Planning Committee's prior written approval	Art II, Sub 1	\$10,000

*Amount shown is maximum the BOD can levy, however the BOD may reduce or waive completely. Fines are per occurrence for repeat offenders or fines for violations that are not corrected can be revisited every 3 months. For uncorrected violations, the violation may be revisited and fines can be re-levied quarterly (every 3 months) without the requirement to restart the notification cycle. The three-month period begins on the first day of the month following the BOD meeting wherein the fine was approved.

** In the case of construction violations, construction must be stopped and not resumed until violation is corrected and fines paid. Minor construction refers to fences, decks, re-roofing, siding, exterior paint. Also, remodel, adding living space to existing structure.

*** Noxious plants are Scotch Broom, English Ivy and Blackberry. **Note:** When counting bushes for fines the following standard for a "countable bush" is a minimum of 2 feet tall. Smaller bushes would be classified as requiring Informational Letters or a phone call from the Planning Committee as opposed to a formal Notice of Violation.

Note: Title for "tree violations" may change following final decision by BOD

Commercial and Multi-Family Violations fine added pursuant to BOD action October 21, 2023