

STANDARDIZED PENALTIES FOR ARB VIOLATIONS

There are two categories of ARB rule violations. The Board of Directors may only impose fines and remedies for major violations. Minor violations may be issued by the ARB pending Board approval.

Major Violations:

- Height violation
- Major footprint violation
- Potential safety or damage to people or other properties
- Encroachment on other properties or on rights of other property owners
- Major unapproved construction, design and appearance changes, especially those not allowed by the rules
- Disturbance of the rookery and other bird nesting areas along canals and lagoons
- Unapproved placement of driveways
- Blatant and willful and consistent violations

Remedies/Penalties: Redial reconstruction or replanting if possible, or demolition, plus monetary penalties from \$500 to \$4,500 depending upon the severity of the violation and judgment of the ARB and board

Minor Violations:

- Exceeding twelve (12) month allowed period, following approval of plans, for construction and final inspection, without applying for a time extension per cause, \$100 per day.
- Minor unapproved construction \$250, plus \$100 per month from the deadline for remedial action.
- Silt fence down, \$25
- Condition of the lot \$25/\$50/\$100

Remedies/Penalties: Redial reconstruction or replanting, if possible or demolition, plus monetary penalties from \$100 to \$1,000 depending upon the severity of the violation and judgment of the ARB and board.

If someone needs to have construction continue beyond the established working hours and does not get approval from the ARB or Board of Directors then the fines will be assessed by the ARB on approval.

Fines and remedies issued by the ARB may be appealed first to the Board of Directors then to the Harbor Island Arbitration Committee. Fines and remedies issued by the Board of Directors may be appealed to the Harbor Island Arbitration Committee.