

Over the past year, the board has worked hard to bring consistency to the process of imposing fines on Members who do not follow the CCRs of Pine Bay. In an effort to obtain compliance with the CCRs, and consistency where there has been a violation, the board is implementing the following:

1. If a Member proceeds with work that requires approval of the ARC without obtaining the needed approval, the Member will be fined \$750.00. This is not in place of specific fines the owner may incur for the work (fines already part of the fine structure), but in addition to the specific fines. The board is hopeful that this will serve as a deterrent to Members proceeding with work prior to obtaining the needed approval.
 2. In an area where a Homeowner has violated a CCR and has been informed by the ARC or the board that what they have done requires remediation, the Member will be given a month to correct the violation and will then be fined \$300/month until the remediation is complete and approved by the ARC or the board. If the Member has commenced the remediation during the initial month, the board will have the authority to waive the recurring monthly fine.
 3. If a Member violates a CCR for which there is currently no specific fine, the board will decide if a fine should be imposed, and if so the amount of the fine. Any such fine shall not exceed \$1,500.
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