



Overlook Bay Owner's Association Inc. T.N.

*Rules, Regulations and Enforcement Dated
May 1, 2014*

Rental of Single Family Homes Owner's / Tenants

Fines taken from the Association Architectural Guidelines

TABLE (A)

Violations in Black

Fines in Red.

(A) Failure to repair damage to the interior of or to the grass adjacent to the road on any lot other than the lot on which you have been approved to work within 15 days of completion of the approved project.

\$200.00 per damages plus cost to repair any damages. (Repairs will be made by a Landscape Contractor and costs will be what he charges.)

(B) Failure to supply Trash or Garbage container on site for tenants. No arrangements for regular pick up of trash or garbage a minimum of once per week.

\$100.00 initially. After 5 working days, \$30.00 per day until cleaned up.

(C) Unsightly Lot or debris not picked up. This includes debris and / or damages to adjacent property or common areas.

\$100.00 per occurrence plus cost of cleanup.

(D) Unattended Fires

\$100.00 per occurrence

(E) Obnoxious noises (loud radios, etc.) Obnoxious behavior

\$100.00 per occurrence

(F) Failure to meet Department of Water Pollution Control's & Department of Health requirements

ARC shall report the Department of Water Pollution Control and Department of Health any evidence of infraction within 5 days of observation and non-compliance and owner shall be responsible to pay all legal costs and fines levied against OLB by same.

(G) Excess dirt/mud tracked onto roads (applicable if due diligence has not been exercised.)

\$50.00 per occurrence plus cost of clean up

(H) Violations of Architectural Guidelines or non-compliance with said guidelines by an owner or tenant.

Up to \$30.00 per day for each event of non-compliance or violation

(I) Failure to start repairs related to damages or destruction of a property or home within 180 days of such damage or destruction; or abandoning said repair work for a period of more than 90 days once repair work has started.

Up to \$100.00 per day on lot owner until repair and reconstruction is commenced, unless the owner can prove to the satisfaction of the association that such failure is due to circumstances beyond the owner's control.