

**CHEROKEE SHORES OWNERS ASSOCIATION**  
**Architectural Control Violation Fee Schedule**

The following is a list of violations, the applicable restriction, and the associated fee. Failure to rectify the violation(s) within thirty (30) days may result in a **FINE up to \$200 per violation**. You may request a board hearing. Requests must be in writing, and received within 30 days of the date of the notice. The Board reserves the right to adjust the applicable fee on a case-by-case basis.

**VIOLATION(s) with Summary Description of Subdivision Restrictions\***

	<b>Restriction</b>
<b>Occupancy</b>	
Usage – Single family residential purposes only (except commercial lots)	Paragraph 2
Animals – No animals, or birds, other than household pets, shall be kept	Paragraph 7
Dogs – Dogs permitted only if continuously contained by leash or fence (specified sections)	Paragraph 7
<b>Dwelling / Structures / Camping</b>	<b>Restriction</b>
Size – smaller than 800 sq. ft. on Lot size ~50x100	Paragraph 2
Size – smaller than 600 sq. ft. on Lot size ~40x80	Paragraph 2
Underpinning – structure must be completely underpinned / under skirted	Paragraph 4
Underpinning – material not permitted / workmanship not acceptable	Paragraph 4
Exterior – material not permitted: sheet metal siding or roofing	Paragraph 3
Exterior – material not permitted: tar paper siding or roofing	Paragraph 3
Exterior – workmanship not acceptable	Paragraph 4
Exterior – must be painted / stained	Paragraph 3
Improvements – construction not approved by CSOA Architectural Control	Paragraph 4
Improvements – construction not started within eight (8) months of CSOA approval	Paragraph 4
Improvements – construction not completed within six (6) months of approved start date	Paragraph 11
Storage Building – size smaller than 30 sq. ft. and larger than 144 sq. ft. without prior approval	Paragraph 2
Shack / Outbuilding – no structures, shacks or outbuildings allowed to be used as a dwelling	Paragraph 8
Used Structures – no used existing building or structure of any kind without prior approval	Paragraph 3
Camping – camping is prohibited on specified lot / tent camping is prohibited on specified lot	Paragraph 8
Camping – temporary camping equipment cannot be left on a lot unattended more than 24 hours	Paragraph 8
Camping – appearance of camping vehicle or shelter unacceptable	Paragraph 8
<b>Property</b>	<b>Restriction</b>
Trash – used as a dumping ground for rubbish or trash and debris is not permitted	Paragraphs 8 & 11
Grass / Weeds – property must be clean and free of weeds and tall grass	Paragraphs 8 & 11
Building Materials – must not be stored on lot	Paragraph 11
Appliances – refrigerators and other large appliances shall not be placed outdoors	Paragraph 11
Cars – inoperative cars are not permitted	Paragraph 11
<b>Utilities, Drainage, Easements</b>	<b>Restriction</b>
Sewer – no outside toilet or privy shall be erected or maintained on any lot	Paragraph 10
Sewer – no sewage or effluent shall be disposed of upon, in, or under any lot	Paragraph 10
Water/Sewer – more than one dwelling served by a single water or sewer connection	Paragraph 10
Water – no water well shall be permitted	Paragraph 14
Drainage – natural drainage shall not be altered	Paragraph 3
Drainage – drainage impediment installed or altered the free flow of water (ditch, curb, culvert)	Paragraph 3
Easement Structure – less than ten (10) feet from the front lot line	Paragraph 6
Easement Structure – less than five (5) feet from side lot line	Paragraph 6
Easement Structure – less than five (5) feet from rear lot line	Paragraph 6
Easement Fence – less than five (5) feet from the front lot line	Paragraph 5

**PERMIT VIOLATIONS that may result in a FINE OF UP TO \$10,000 per violation.**

Placement of any building or structure <b>prior to obtaining a permit.</b>	Paragraph 4
Placement of residential structures in the form of a site built home, modular, or manufactured home <b>older than 10 years.</b>	Paragraph 2
Placement of residential structures in the form of a site built home, modular, or manufactured home <b>outside of setbacks.</b>	Paragraph 6
Construction <b>without a permit.</b>	Paragraph 4
Construction of residential structures in the form of a site built home, modular, or manufactured home <b>outside of site plan.</b>	Paragraph 4
Construction or Placement of any building or structure <b>smaller than allowed per Deed Restrictions.</b>	Paragraph 2