

ARCHITECTURE CONTROL COMMITTEE

FINE STRUCTURE

SEPTEMBER 1, 1999

AUTHORITY: OAKRIDGE ESTATES COVENANTS, CONDITIONS, AND RESTRICTIONS (CCR'S)
WASHINGTON COUNTY DOCUMENT 96093457
ARTICLE 5 ARCHITECTURAL AND DESIGN CONTROL
ARTICLE 5.1 ARCHITECTURAL CONTROL COMMITTEE (ACC)

- ARTICLE 5.2.1 No improvement of any kind shall be commenced, erected, placed, or altered on any portion of the Property unless such improvement is in conformance with this article 5.2 and until plans and specifications showing the nature, kind, shape, height, material, color and location of such improvement are submitted to and approved by the ACC pursuant to the provisions of article 5.3.
- **\$50.00 FINE:** Non-submittal of plans to ACC prior to starting project. This does not mean your project is approved. Plans must still be submitted or will result in further fines and possible lawyer fees.
Article 5.3.1
- **\$100.00 FINE:** non-permanent structures and property restrictions:
Article 6.0 PROPERTY USE AND RESTRICTIONS: Improvements, offensive activities (basketball hoops), animals, parking, vehicle in disrepair, rubbish and trash, temporary structure, improvements in the common area, signs, landscaping and maintenance.
Article 5.2.2 DESIGN GUIDELINES: No landscaping within 30 days of moving in home, retaining walls, etc.
Article 5.2.9 SERVICE FACILITIES.
Article 5.2.7 HEDGES.
Article 5.2.5 EXTERIOR LIGHTING.
Article 5.2.8 TREE REMOVAL.
Article 5.2.9 ANTENNAE: Satellite dishes, etc.
Article 5.2.12 EXCESSIVE ORNAMENTATION.
- **\$250.00 FINE:** permanent structures:
Article 5.2.6 FENCES.
Article 5.2.4 EXTERIOR FINISH: sheds, decks, gazebos, etc.

NOTIFICATION SCHEDULE OF VIOLATION:

1. Letter to homeowner giving 30days to correct violation of CCRs.
2. Notice of Violation: 30 days to correct violation or a fine in 30 days.
3. Fine letter to be paid within 30 days.
4. Fine letter, fine doubled.
5. Attorney contacted, Lien: All fines and any additional fees to correct violation and any attorney fees.

OAKRIDGE ESTATES' ATTORNEY WILL BE NOTIFIED OF ALL HOMEOWNERS BEING FINED.

Homeowners and Builders were notified of Adoption of Fines in Letter dated August 26, 1999 and delivered by hand to homes and builders by mail. Reminder notices in newsletters.