EXHIBIT "C"
Builder Rules and Regulations
Fine Schedule

D&I Submittal

1. Beginning the erection, placement, construction, modifications, or improvement of any Lot without receiving a valid building permit authorizing said work from the D&I permit process (this shall include sitework and removal of vegetation, dirt, etc. of any kind) - **Non-Curable $2,500.00**

2. Continuing construction upon a site while a building permit is suspended or expired: **Non-Curable $2,500.00 (Each day with active construction activity shall be considered a separate offense)**

3. Failure to submit a complete permit application (all required information) shall result in an additional processing fee of **$150.00** per incomplete submittal.

4. Failure to adhere to building plans as approved: **Non-Curable $1,000.00**

5. Failure to post or clearly post building permit at job site: **$1,000.00**

Lot Usage

6. Use or storage of temporary structures on Lot: **$100.00 per day in violation**

7. Camping without a permit - **Non-Curable $250.00**

8. Occupying a Lot during construction: **$250.00 per day in violation**

9. Failure to install/maintain skirt on Mobile Home: **$25.00 per day in violation**

10. More than two outbuildings: **$100.00 per day in violation**

11. Metal or steel building erected prior to fully constructed dwelling: **Non-Curable $1,000.00**

12. Unapproved fencing (material, installation, or installed location): **Non-Curable $1,500.00**

Easements

13. Failure to maintain easement area of Lot during construction: **$100.00 per day in violation**

Culverts (exceptions by variance)

14. Failure to install culvert and pronounce bar ditch or use of improper driveway culvert diameter or gauge: **$2,500.00 Culvert must be reconstructed to meet requirements**

15. Failure to cover culvert with a minimum of 8" of dirt or rock: **$2,500.00 Culvert must be reconstructed to meet requirements**

Water Well

16. Water well on or in use on Lot: **$100.00 per day in violation**

Exterior Surfaces

17. Failure to use approved exterior materials: **$100.00 per day in violation**

Tree Removal

18. Removal of trees beyond the minimum number required for clearing foundation site: **Non-Curable $1,000.00 per tree removed**

Construction Responsibilities

Property Damage Liability

19. Damage to any POA property: **$2,500.00 plus Assessment for POA's actual cost to repair damage**

Construction Site Appearance

20. Failure to maintain a clean and safe job site free of all trash and debris outside of site dumpster by end of each day: **Non-Curable $1,000.00**

21. Failure to remove all trash and debris on a weekly basis: **Non-Curable $1,000.00**

Trespass

22. Trespassing on Lot, easement, roadway (other than ingress and egress), culvert, or bar ditch (including but not limited to soil, settlement, or water trespass): **Non-Curable $2,500.00 plus Assessment for POA's actual cost to repair damage**

23. Heavy Machinery on roadway: **Non-Curable $2,500.00**

24. Concrete washout involving trespass: **Non-Curable $2,500.00**

25. Failure to install or maintain silt fence: **$100.00 per day in violation**

Electrical

26. Electrical wire run over road: **Non-Curable $1,000.00**

Builder Sign

27. Excessive number of signs (greater than one): **$250.00**

28. Sign left after occupancy: **$250.00**

Right to Inspect

29. Prevention of authorized personnel from inspecting site: **$1,000.00**

Construction Hours

30. Working on-site outside of official construction hours/days: **$2,500.00**