

From: POA of the Shores, Inc.

To: POA Members & Builders at the Shores

This letter is to notify “The Shores” members and builders that work within community that there are new updates to the rules for construction activities.

The Board of Directors for the POA of the Shores, Inc. (BOD) recently updated many of the rules and associated fees and fines as they relate to building activities at the Shores. All of the updates were included in one document (the 18th Supplemental), which now are available on the Shores public website (www.poaoftheshores.com). In addition, the Architectural Control Committee (ACC) construction request forms will include updates in their “Contractor Job Site Expectations and Associated Fines” document.

The BOD highly recommends that you take time to read and thoroughly understand all of the new requirements and associated fines for noncompliance. These rules are not only for the primary builder, but extend to any subcontractors that may work on your projects. We as a Board serve for the best interest of the community, and preferably look first for compliance with the rules. We prefer not to fine the Shores members for builder noncompliance.

Please find below a table that outlines some of the changes you will find in the new documentation. Should you have any questions please contact Ron Hathcock, President, or the Architectural Control Committee.

Regards,
Board of Directors of the POA of the Shores, Inc.

Please note: Failure to file a request for a lot improvement with the ACC and work begins prior to ACC approval is a violation. A violation of this rule is a fine of \$500.

Changes to Fine Policy Impacting General Contractors

Source Document: Vehicle Weight and Load Restrictions		
Load exceeding weight or load restrictions per occurrence	Increased Fine Amt	\$2,000
Owners are required to provide notification to the BOD of any heavy loads entering the community the day before the delivery is scheduled to begin.	New Requirement	\$250
Contractors with multiple load violations shall have escalating fines imposed. Specifically, each violation reoccurring within a 12-month period will have the fine amount increase by the original fine amount for each occurrence.: e.g., 3 loads violations within a 12-month period – last violation \$6000.	New Requirement	See Below (a)
Source Document: ACC Contractor Job Site Expectations		
Culverts are required and must be installed before an ACC approved project can begin	New Requirement	\$500
Lot improvements started without obtaining required ACC Approval	New Requirement	\$500
Source Document: Construction Permit Policy		
New Home Construction Permit Fee 6,000 sq ft. or larger (HVAC)	New Size Tier/Price	\$10,000
New Home Construction Permit Fee - 3,501 sq. ft. to 5,999 sq ft.(HVAC)	New Size Tier/Price	\$6,000
New Home Construction Permit Fee - 2,500 sq. ft. to 3,500 (HVAC)	Increased Fine Amt	\$4,000
New Home Construction Permit Fee - Less than 2,500 sq. ft. (HVAC)	Increased Fine Amt	\$2,750
(a) Explanation	Amount of Fine	
Contractor XYZ is fined for a weight limit violation on jobsite 1	\$2,000	
Contractor XYZ is fined for a weight limit violation on jobsite 1	\$4,000	
Contractor XYZ is fined for a weight limit violation on jobsite 2	\$6,000	