

C & R Violations Fine Schedule

Construction Violations	C & R/ Guideline Ref	Amount*
Major construction W/O written approval**	Art 2, Sub 2	\$2,000
Manufactured home that does not meet Guideline requirements**	Manufactured Homes Guidelines	\$2,000
Minor construction W/O written approval**	Art 2, Sub 2	\$500
Remodel W/O written approval**	Art 2, Sub 2	\$1,000
Exceeding 15 foot height limit W/O approved HVR**	Art 2, Sub 3	\$2,000
Building into setbacks**	Art 2, Sub 5	\$1,000
Clearing land W/O written approval	Art 2, Sub 2, 3, 17	\$2,000
Placing fill material or changing AOG W/O written approval	Art 2, Sub 2, 3 & 17	\$7,500
Not replacing ground cover per Guidelines	Art 2, Sub 4 & Sub 17	\$1,000
Property Maintenance Violations		
Failing to maintain trees/shrubs at proper height (see note below)	Art 2, Sub 4	\$200 per tree
Failing to landscape or fence above ground septic system	Art 2, Sub 4	\$100
Failing to landscape or fence around garbage cans or dumpsters	Art 2, Sub 14	\$100
Failing to landscape or fence propane tank or burn barrels	Art 2, Sub 4	\$100
Failing to clean up garbage or unsightly refuse	Art 2, Sub 14	\$250
Placing commercial signs on property without approval	Art 2, Sub 4	\$100
Failing to limit vegetation growth, creating a unkempt lot	Art 3, Sub 3	\$100

Property Activity Violations		
Nuisance or noxious activities	Art 2, Sub 8	\$500
Level I Noxious Weeds for 3 bushes*** or fewer		\$100
Level II Noxious Weeds for 4-10 bushes		\$200
Level III Noxious Weeds for 11-25 bushes		\$300
Level IV Noxious Weeds for 26 bushes or more		\$400
Placing sand on the right of ways (a person receiving a fine will be given 21 days to appeal to the Board of Directors)	Art 2, Sub 8	\$2,000
Violating pet control restrictions	Art 2, Sub 8	\$50 per incident
Prohibited vehicles	Art 2, Sub 10, 10	\$250
Dumping of material in or on any Bayshore property, including the canal	Art 2, Sub 8	\$500
Use of fireworks in Bayshore	Art 2, Sub 8	\$2,500

*Amount shown is maximum the BOD can levy, however the BOD may reduce or waive completely. Fines are per occurrence for repeat offenders or fines for violations that are not corrected can be revisited every 3 months. For uncorrected violations, the violation may be revisited and fines can be re-levied quarterly (every three months) without the requirement to restart the notification cycle. The three-month period begins on the first day of the month following the Board meeting wherein the fine was approved.

** In the case of construction violations, construction must be stopped and not resumed until violation is corrected and fines paid. Minor construction refers to fences, decks, re-roofing, siding, paint to exterior. Also, remodel, adding living space to existing structure.

*** Noxious plants are Scotch Broom, English Ivy and Blackberry. **Note:** When counting bushes for fines the following standard for a “countable bush” is a minimum of 2 feet tall. Smaller bushes would be classified as requiring Informational Letters or a phone call from the Planning Committee as opposed to a formal Notice of Violation.

Note: The fine for "tree violations" may change following final decision by BOD

<p>Various Levels of Noxious Weed Fines added pursuant to BOD action August 17, 2013 Revised fines approved by BOD action January 20, 2018. Fines effective May 1, 2018. Revised fines approved by BOD action September 19, 2020. Fines and changes effective January 1, 2021. Revised fines approved by BOD action October 15, 2022. Fines and changes effective February 1, 2023.</p>
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