

NORTH SHORES CONSTRUCTION DEPOSIT FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS and DAMAGE DEDUCTIONS AND FINES AND PARKING FINES

Property damage repairs associated with new house construction and major additions/renovations will be deducted to cover the costs associated with restoring North Shores common area property. The homeowner will be notified of the damage and the associated costs of the repair.

In addition, fines levied by the Board for infractions of North Shores construction-related covenants and community rules will be deducted first from the \$5,000.00 construction deposit required for new house construction and major renovations, and any fines in excess of the deposit will be charged directly to the homeowner. Homeowners remain ultimately responsible for all violations, including those by any contractor or subcontractor. The Board requires North Shores owners to make contractors aware of the applicable neighborhood rules, and strongly encourages owners undertaking construction in the neighborhood to establish in the construction agreements between themselves and their contractors a clear allocation of responsibility for full compliance with applicable covenants and construction regulations.

Construction fines are in addition to, and not in lieu of, other remedies for breach of the community's covenants and regulations.

- Construction without a North Shores permit or in violation of approved plans or permit conditions - Minimum fine \$500.00 and up to \$1,000.00 per day until remedy.
- Pile driving after hours or summer - \$1,000.00 per day.
- Disposal of Construction/Landscaping Debris in North Shores dumpster - \$100.00 to 500.00
- Construction after hours - \$100.00 per hour or fraction
- Advertising Signage - \$50.00 per day
- Parking overnight on North Shores right of way - \$50.00 per infraction
- Construction debris loose or on adjoining property - \$50.00 per infraction
- Trailer unattended on street - \$50.00 per infraction
- Blocking street - \$100.00 per infraction
- Illegal Parking North Shores Common Parking Area - \$50.00 per infraction, plus applicable towing charges
- Invalid North Shores Sticker - \$50.00 per infraction