



Emerald Green Property Owners Association

Aesthetics & Environmental Committee Violations
Per Day Violations

1. **COMMERCIAL / RECREATIONAL VEHICLES:** Campers, boats, trailers, ATVs, etc. may not be stored outdoors. No extensive work on machines or vehicles outdoors. Additional fines are applicable for violations covered by the Association’s Unregistered Vehicle Rules, adopted May 15, 2016 (BC) J6, (DR)#13 \$100 per vehicle / day
2. **SIGNS:** No signs of any type (including “For Sale” and “For Rent”) permitted. Contractor/Builder signs permitted during new and major renovation only and subject to removal by EGPOA. (BC) J10, (DR) #11 6 \$50 per day
3. **TEMPORARY STRUCTURES:** No tent, trailer, outbuilding mobile homes, etc. shall be erected or moved to any lot. (BC) J8, (DR) #8 \$500 per day
4. **EXCESSIVE NOISE:** Any noise that violates quality of life. (BC) \$150 per day
5. **BUILDING PERMIT:** Failure to obtain an Emerald Green Building Permit as per the Building Code and/or Deed Restrictions. \$25 per day
6. **GARBAGE SHEDS/PAILS:** 6a: Garbage sheds must be large enough for 2 (32 gal) pails, completely enclosed, earth-tone color, maintained in good condition. \$50 per day
6b: Garbage pails may only be left out on pick-up day (BC) J3, (DR) #12
7. **GENERAL CONDITION OF HOUSE AND GROUNDS:** Includes decks, garages, sheds maintained in good condition—washed, painted, stained or replaced for neat appearance (permits required). \$250 per day
Lawn/Landscaping: Maintained in good condition, mowed regularly, no bare spots, tall weeds, accumulated leaves, branches, debris etc. Trees/Shrubs maintained/pruned.
Leaves/Branches/Debris: Removal required as it accumulates, no dumping on other properties (including empty lots). (DR) #11
General Appearance of Property: Must be kept neat and orderly to maintain the desired aesthetic appearance of the community—to be decided by Board of Directors and Committee (BC) J1
8. **BASKETBALL BACKBOARDS/SPORTS EQUIPMENT:** May not be erected or installed less than 20 feet from the street or property line. (BC) J11 \$25 per day
9. **PETS:** No more than 2 domestic animals per home—owners must “pick up” after pets when walked. Pet owners must comply with the Town of Thompson LEASH LAW. (DR) #7 \$25 per pet per day
10. **ALL LAUNDRY DRYING DEVICES:** Not permitted. (BC) J7, (DR) #15 \$50 per day
11. **CORRECT ADDRESS:** On house and/or end of driveway, clearly visible from the street. (BC) J5 \$25 per day

- 12. ABOVE GROUND FUEL TANKS:** Must be enclosed with earth tone material (lattice, etc.) and shrubbery to completely camouflage. Lattice may be eliminated if sufficient shrubbery is installed (BC) K1, K3 \$250 per day
- 13. DRIVEWAYS:** Must be free of excessive cracks weeds, dirt, debris \$100 per day
- 14. UNIMPROVED LOTS:** Must be maintained in an orderly manner—fallen or about to fall trees/branches, debris, etc. cleared within 15 feet of road. (DR) #11 \$150 per day
- 15. OPERATING HOME BUSINESSES:** Operating a public business subject to traffic from the house. (DR) #6 \$500 per day
- 16. UNAPPROVED FENCES:** Must be screened on all sides by year-round green shrubs (evergreens, etc.) (BC) J9 (DR) #23 \$100 per day
- 17.** All fines are double on each subsequent and/or repeated violation of the same type. No time limit applies for defining a repeat violation.
- 18.** Fines accrue interest at the rate of 9% per annum from the date of each offense.
- 19.** All fines begin from the date of notice of violation.
- 20.** The Board of Directors may reduce/vacate any fine for good cause shown.

(BC) Building Code

(DR) Deed Restrictions