

**OLDE TABBY PARK COMMUNITY ASSOCIATION
CAT ISLAND
BEAUFORT, SOUTH CAROLINA**

**COVENANTS, CONDITIONS AND RESTRICTIONS VIOLATION
PROCESS**

- Palmetto Shores Management (PSM) sends property owner letter with ten (10) days to comply.
- If no compliance by property owner, 2nd letter is sent with \$50.00 fine with five (5) working days to comply.
- If no compliance by property owner after 2nd letter, 3rd letter sent with \$100.00 fine with five (5) working days to comply.
- If no compliance by property owner after 3rd letter, 4th letter is sent, fines doubles to \$200.00 with five (5) working days to comply. Property owner is considered a chronic violator of the Rules and Restrictions.
- If no compliance by property owner after 4th letter, 5th letter is sent with \$200 fine. If all fines have not been paid within thirty (30) days, a lien will be placed on the property to cover fines and related expenses. PSM has the option to correct the problem themselves and charge the property owner for the service performed plus all accumulated fines and fees.
- If property owner repeats violation within six (6) months, an automatic \$50.00 fine accompanies the first letter and the above process will begin again.
- PSM may approach the OTP Board of Directors at any time to recommend legal action against chronic violators.