

**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 five (5) working days to comply.
- If no compliance by property owner, 2nd letter is sent out with notice of what the fine will be if violation is not corrected within five (5) working days.
- If no compliance by property owner after 2nd letter, 3rd letter sent out with \$50.00 fine with five (5) working days to comply. Fine must be paid within thirty (30) days or a lien will be placed on the property to cover fine and related expenses.
- If no compliance by property owner after 3rd letter, 4th letter is sent, fines doubles to \$100.00 with five (5) working days to comply. Fine must be paid within thirty (30) days or a lien will be placed on the property to cover fine and related expenses.
- If no compliance by property owner after 4th letter, PSM has the option to correct the problem themselves and charge the property owner for the service performed plus all accumulated fines and fees. Lien will be placed on property to cover fine and related expenses.
- If property owner repeats violation within six (6) months, an automatic \$50.00 fine accompanies the first letter. Fine must be paid within thirty (30) days or a lien will be placed on the property to cover fine and related expenses.
- PSM may approach the OTP Board of Directors at any time to recommend legal action against chronic offenders.