



Weston Lakes
Architectural Control Committee (ACC)

CONSTRUCTION VIOLATIONS & ASSESSMENT STRUCTURE – NEW CONSTRUCTION

These are guidelines only and each situation shall be given individual assessment and consideration by the Weston Lakes Architectural Control Committee (ACC). Larger amounts may be charged if the Builder is non-cooperative in resolving the problem(s). ACC, POA, Construction Inspector, or Management Company inspections from the Street may be done at any time.

Violations

ACC rule or regulation violations deemed non-serious include but are not limited to the following:

Violation	Assessment
No construction fence	\$ 2,000
Construction fence down	\$ 500
Mud/debris in street	\$ 500
No trash container	\$ 1,000
Overflowing trash container	\$ 500
No portable toilet (Port-a-let door MUST NOT face the street)	\$ 2,500
No hay bales in drainage ditches	\$ 1,000
No utility hookup	\$ 2,500
No swales or damage to swales	\$ 500
Lot requires cleanup	\$ 500
Grass needs cutting/weeds removed	\$ 500
Working before 7:00 a.m. or after 7:00 p.m. (Monday-Saturday)	\$ 500
Workers playing loud music	\$ 500

Note: Violations must be remedied with 24 hours of receipt of email or other notice. If the violation is not remedied additional fees may be assessed.

Guidelines for Serious Violation(s) including full Forfeit of Deposit

ACC rule or regulation violations deemed serious shall result in immediate forfeit of some or all of the Construction Deposit without warning. Serious violations include but are not limited to:

Violation	Assessment
#1 and #2 pre-inspections not cleared/approved prior to setting form boards	\$5,000
Unauthorized gate entry	\$ 2,000/instance
Workers present on Sunday or listed holidays	\$ 1,000/instance
Construction/Prep work begun before ACC TNE Approval Granted	\$1,500
Occupying residence without Statement of Completion by Inspector and approval of SOC by the ACC	Loss of Deposit – \$ 20,000
Landscaping not installed per plan or not submitted for final approval e.g. sod to street, A/C screening, plantings)	\$ 3,000
Structure not built according to approved plans	Loss of Deposit - \$ 20,000
Failure to affix street number	\$ 1,000
Five or more violations, disregarding notices or inspector requirements of required documents, or other violations deemed flagrant by the ACC	Forfeit of Deposit

Construction Code/Standard Violation(s)

Construction code or construction standard violation(s) shall be cause for Builder to be red-tagged and construction shut down by the Building Inspector. Failure of Builder to work readily with Inspector to correct problem(s) shall be grounds for some or all forfeit of Construction Deposit, depending upon circumstances.

Accepted: _____ Owner: _____ Date: _____