



COTTON BAY HOMEOWNER'S ASSOCIATION, INC.

PO Box 683

Gulf Shores, AL 36547

E-Mail: info@cottonbayhoa.com

Website: www.cottonbayhoa.com

Violation Notice

Date: _____

Owners Name: _____

Address: _____

Warning No Fine: _____ **1st Violation:** _____ **4th Violation** _____

2nd Violation: _____ **3rd Violation:** _____ **5th Violation** _____

Fine Amount: _____ **All fines due within 10 days, if not paid a lien will be filed).**

Correction needed: _____

Waste Containers

Article VII Section 4 Trash

Waste containers can be in view from 4:00pm the day before trash collection day until 12:00am midnight on collection day. (Trash containers must be stored out of view from the street any other day and time).

- _____ 1st Notice letter to Homeowner.
- _____ 2nd notice 10 days after 1st notice \$25.00 fine
- _____ 3rd notice 10 days after 2nd notice \$25.00 fine
- _____ 4th notice \$50.00 fine per month no maximum, if fines are not paid a lien against property with the attorney fees & cost added to lien will be filed.

Non Contained Rubbish

Article VII Section 17

Non Contained Rubbish must be dropped off at one of the six designated sites. Current drop off time is 6:00am Thursday to 6:00am Friday. Rubbish dropped off on any other day or time is a violation. No Parking is allowed in front of non-contained rubbish drop sites. (Vehicles parked in front of no Parking signs will be towed at owner's expense).

- _____ 1st violation \$25.00 fine to homeowner
- _____ 2nd violation \$75.00 fine to homeowner
- _____ 3rd violation \$150.00 fine to homeowner (subsequent violations \$150.00 per occurrence).

Rubbish in front of any Home

Article VII Section 18

Discarded rubbish of any kind in front of any home, sidewalk or grass area between sidewalk and street not allowed must be taken to Non Contained Rubbish drop off (6) sites.

- _____ 1st violation \$100.00
- _____ 2nd violation \$500.00 (Subsequent violations \$500.00 per occurrence each calendar year).

Parking

Article VII Section 19 Parking

No vehicles of any kind including motorcycles on lawn, sidewalk, common areas of subdivision, or on grass between sidewalk and street.

- _____ 1st violation \$25.00 fine
- _____ 2nd violation \$50.00 fine (subsequent violations \$50.00 per occurrence each calendar year).

Satellite Dishes

Article VII Section 9 Satellite Dishes

No satellite dish shall be allowed in the front yard of any parcel.

- _____ 1st notice Letter
- _____ 2nd notice sent 10 days after 1st notice \$100.00 fine.
- _____ \$100.00 monthly fine if not moved.

Yard, Home & Property Maintenance

Article VII section 12 Maintenance

All structures, improvements, yards, driveways, and landscaping must be diligently and properly maintained in a neat and sanitary condition so as to secure the aesthetics of the subdivision.

- _____ 1st notice letter to homeowner giving five days to correct.
- _____ 2nd notice given five days after 1st notice letter with \$50.00 fine.
- _____ 3rd notice given three days after 2nd notice with \$50.00 additional fine.

Cotton Bay Homeowner’s Association will contact a company to correct the violation and attach the cost the company charges CBHOA to the fine. If fines and maintenance fees are not paid, CBHOA will take legal action against property and homeowner and the homeowner will be charged attorney fees plus the cost of a lien.

Correction needed: _____

Recreational Vehicles

Article VII Section 11 Recreational Vehicles

No recreational vehicles, motor homes, travel trailers, campers, or boats may be kept on any parcel unless parked in such a manner as to not be visible from the street.

- _____ 1st notice to homeowner
- _____ 2nd notice 24 hours after 1st notice with \$100.00 fine.
- _____ 3rd notice 24 hours after 2nd notice \$100.00 fine per day with no limit. If fines are not paid CBHOA will take legal action against homeowner and property.

Larger Vehicles

Article VII Section 16 Large vehicles

Vehicles over 1 ton or with an overall length of 28 feet or greater shall not be permitted to park overnight in the subdivision. Includes but not limited to tow trucks, bucket trucks, box trucks, flatbed trucks, boom trucks, stake bed trucks, dump trucks, buses, tractor trailers, utility trucks, utility, box, and enclosed trailers.

- _____ 1st notice requiring immediate removal of the vehicle. \$50.00 Fine
- _____ 2nd notice 10 days after 1st notice, \$75.00 fine.
- _____ 3rd notice 10 days after 2nd notice, \$100.00 fine (subsequent violations \$100.00 per day)

Architectural Control

Article VI Section 1 & 2

Prior Approval required by Cotton Bay HOA Modification committee. No improvement, alteration, modification, exterior addition or change to property, house, fence, wall, mailbox, driveway, doors, windows, shutters, roof, or gate or other structure or improvement of any nature whatsoever, or any modification be made until designs, plans, specifications, color, material, location and specifications have been submitted to and approved in writing by the Modification Committee (Architectural Review Board)

_____ 1st violation notice to homeowner (Cease Building order) No building, fence, mailbox, driveway, gate, roof, shutter, window, door, light post, or other structure or improvement of any nature shall be erected, commenced, replaced, or maintained on any lot, nor shall any exterior addition or change be made until designs, plans, specifications, color, material, and location has been submitted and approved by the CBHOA modification committee.

_____ 2nd violation Modification form must be approved by the board. If plans and work are not approved all modifications must be made by owner to fit approval. If owner continues without approval a \$500.00 per month fine will begin the first day after refusal to stop work or ten days after modification denial unless owner has taken obvious steps to correct.