

## Portofino Harbour Dockominiums Owners Association, Inc. Schedule of Fines

*Each member has the obligation to prevent the development of any unclean, unhealthy, unsightly, or unkempt condition of his or her slip and the common area of the Marina. This Schedule is intended as an enforcement for continued violations after a Courtesy Notice has been issued. Section 209.006(1) of the Texas Code allows the fines for continued violations to be assessed. Schedule references sections and paragraphs of the complete Rules and Regulations (attached).*

<b>SAFETY &amp; COURTESY</b>	<b>FINE</b>	<b>NOTICE</b>
<ul style="list-style-type: none"> <li>• #8 Docks and Finger piers</li> <li>• #9 Electrical/shore power cords</li> <li>• #10 Boarding stairs</li> <li>• #11 Fires, charcoal pits, etc.</li> <li>• #15 Dinghy docks</li> <li>• #18 Plastic/poly tarps</li> </ul>	<p>None during the Courtesy Notice Period</p> <p>\$25/day after the Formal Demand has been issued.</p>	<p>A Courtesy Notice will be issued of the violation. A grace period of fourteen (14) days will be allowed to rectify the violation or obtain a waiver from the board.</p> <p>A formal violation letter for correction will be issued by the Board or Management at expiration of Courtesy Notice Period. If no action is taken to remedy the violation, the fine will ensue.</p>
<b>MARINA OPERATIONS</b>	<b>FINE</b>	<b>NOTICE</b>
<ul style="list-style-type: none"> <li>• #9 Failure to provide current insurance</li> </ul>	<p>None during the Courtesy Notice Period</p> <p>\$250.00 after 30 days \$400.00 after 60 days \$550.00 after 90 days</p>	<p>A Courtesy Notice will be issued of the violation. A grace period of thirty (30) days will be allowed to rectify the violation.</p> <p>A formal violation letter for correction will be issued by the Board or Management at expiration of Courtesy Notice and a fine of \$250.00 will be assessed. If, after sixty (60) days, no action is taken a 2<sup>nd</sup> Formal Notice will be sent with a fine of \$400.00. If, after ninety (90) days, no action is taken a 3<sup>rd</sup> and final Formal Notice will be sent with a fine of \$550.00. At this point, if you have not provided proof of current insurance your mooring privileges will be forfeited and you will be required to vacate the marina.</p>

<b>OPERABLE, SEAWORTHY VESSELS AND VESSEL CONDITION</b>	<b>FINE</b>	<b>NOTICE</b>
<ul style="list-style-type: none"> <li>• #2 Operability in Question</li> <li>• #3 Seaworthiness in Question</li> </ul>	<p>None during the Courtesy Notice Period</p>	<p>A Courtesy notice of at least thirty (30) days will be given by the Board or Management to the owner to demonstrate the vessel's operability and or seaworthiness.</p> <p>In cases where a vessel is found to be inoperable or unseaworthy, the owner shall have ninety (90) days to effect repairs.</p> <p>If after ninety (90) days the boat is still inoperable or unseaworthy, the mooring will be forfeited and the vessel will be required to vacate the marina.</p>
<ul style="list-style-type: none"> <li>• #4 Vessel Condition (Dirty/Green Boats)</li> </ul>	<p>None during the Courtesy Notice Period</p> <p>\$100.00 after 30 days  \$250.00 after 45 days  \$400.00 after 60 days</p>	<p>A Courtesy Notice will be issued of the violation. A grace period of thirty (30) days will given by the Board or Management to rectify the violation.</p> <p>A formal violation letter and a fine of \$100.00 will be issued by the Board or Management if the violation is not rectified at the end of the grace period.</p> <p>If the violation is still not rectified after forty five (45) days, a 2<sup>nd</sup> formal notice will be sent and a fine of \$250.00 will be assessed.</p> <p>If the violation is not rectified after sixty (60) days a 3<sup>rd</sup> and final formal notice will be sent and a fine of \$400.00 will be assessed each month thereafter until the violation is rectified.</p>

<b>CLUB HOUSE RULES</b>	<b>FINE</b>	<b>NOTICE</b>
<ul style="list-style-type: none"> <li>• #2 Smoking/Vaping</li> <li>• #3 Holes etc</li> <li>• #6 Food/scraps/etc.</li> <li>• #7 Clean up</li> </ul>	\$25.00 and up depending on severity  \$25.00 per hole  \$25.00 and up depending on severity  \$100.00 cleaning fee	No Courtesy Notice will be given. Cameras are in use and monitored.
<b>SWIMMING POOL RULES</b>	<b>FINE</b>	<b>NOTICE</b>
<ul style="list-style-type: none"> <li>• Pets</li> <li>• #6 Glass Containers</li> <li>• #10 Smoking</li> </ul>	\$ 25.00  \$100.00 \$ 25.00	No Courtesy Notice will be given. Cameras are in use and monitored.
<b>LATE PAYMENTS</b>		
<ul style="list-style-type: none"> <li>• Payments not received by the due date (10<sup>th</sup>)</li> </ul>	\$15.00	No courtesy notice given

## **ZERO TOLERANCE FOR:**

- Harassment
- Violence & aggression
- Drugs
- Theft
- Vandalism
- Vessel Fueling
- Fuel Transfer
- Explosive Devices

***Proper authorities will be called***