

IV. Construction Guidelines

Seabrook Island's sea island environment and the nature of the community create the requirement to manage construction activities in such a manner as to protect the environment and minimize the disruption of existing residential areas. The Construction Guidelines address balancing of construction logistics against maintaining the character of the community and minimizing impacts on visitors and residents. Any issues that arise during construction must be addressed as soon as practicable.

A. Construction Guidelines for New Construction and/or Changes to Existing Residences

1. General Guidelines

- a. The General Contractor shall ensure employees and subcontractors comply with these guidelines.
- b. All Contractors performing alterations, additions, and other exterior changes on Seabrook Island shall be properly licensed as determined by Town, Charleston County, and State of South Carolina regulations.
- c. No lot clearing, filling, grading, or tree removal is allowed until plans have been approved for construction by the ARC, tree protection measures and construction limit barriers are in place, and a Zoning Permit has been issued by the Town.
- d. Any violation of these guidelines may result in assessments pursuant to Appendix B-SIPOA Enforcement Assessment Schedule.
- e. When required under these Policies and Procedures, assessments will be levied on the Contractor and deducted from the Contractor's construction deposit. If the Contractor deposit is fully expended, any further assessments will be levied on the Property Owner and deducted from the Property Owner's portion of the construction deposit.
- f. The Property Owner is responsible for informing the ARC if, at any step in the process, his/her plan deviates in any way from the approved plans. If it is found that deviations have been made without written ARC approval, the Property Owner shall be subject to the assessments set forth in Appendix B-SIPOA Enforcement Assessment Schedule. In all cases, the Property Owner will be held accountable by the ARC for the actions of the General Contractor regarding construction of the residence.
- g. When a Tropical Storm Watch or a Hurricane Watch has been issued by the National Weather Service, the General Contractor and all subcontractors shall secure the construction site and all materials, and/or remove all equipment and materials as possible, to minimize the potential for building materials being becoming windblown debris and to protect adjacent properties and roadways. Any directives issued by SIPOA shall be followed.
- h. If the project involves demolition, activities may be subject to requirements outlined in Appendix P-Demolition.

2. General Guidelines for New Construction Only

- a. All General Guidelines in §IV.A.1 above apply.
- b. A copy of the Building Permit issued by Charleston County shall be provided to the SIPOA ARC office prior to the start of construction.
- c. Once construction begins, a copy of the Foundation As-Built Survey shall be provided to the SIPOA ARC office within 7 days of the completion of the foundation.

3. Contractor Guidelines per the SIPOA Rules and Regulations

The following items outlined in the SIPOA Rules and Regulations apply to all Contractors and construction sites.

a. Hours of Work

- Contractors may not enter the SID prior to 6:30 a.m. and must vacate the SID by 8:00 p.m. Jobsite deliveries or pickups may not take place prior to 7:00 a.m.
- With the exception of emergency situations, work by Contractors that may interfere with the quiet enjoyment of adjacent Property Owners must be confined to the hours between 7:00 a.m. and 6:30 p.m. Other Contractor work may continue until 7:30 p.m.
- Work by Contractors is not permitted on Sundays, holidays, or other days designated by the SIPOA Board, except by special arrangement with SIPOA.

b. Holiday Hours

Except as specified herein, Contractors may only perform Emergency Work on the following Holidays:

Table 3 - SIPOA Holidays

New Year's Day	Labor Day
Easter Sunday	Thanksgiving
Memorial Day	Christmas
Independence Day	

1. Holiday Periods: If the Holiday falls on a Monday or Tuesday, Contractor access will also be restricted from Saturday through the Holiday. If the Holiday falls on a Thursday or Friday, Contractor access will be restricted from the Holiday through Sunday. If the Holiday falls on a Wednesday, Contractor access will be restricted to the Holiday and on the Tuesday immediately preceding the Holiday.
2. Delivery of household furnishings is allowed on a Holiday and during a Holiday Period.
3. Construction material deliveries and dumpster deliveries and swap-outs may not take place either on a Holiday or during a Holiday Period.

4. Contractors may meet with Property Owners on a Holiday or during a Holiday Period solely for the purpose of providing an estimate for future work.
 5. For purposes of this section, Emergency Work is defined as work that is required to address immediate fire or electrical hazards, plumbing leaks or other conditions requiring immediate attention, the delay of which would cause risk to life or health or significant damage to property.
- c. Contractor General Rules
1. Contractors are not permitted to use any SIPOA amenities including SIPOA property/facilities, lakes, beaches, creeks and/or Beach Trust property, for fishing, crabbing or any other activity.
 2. Contractors shall not operate entertainment devices such as radios and other audio equipment so as to disturb the quiet enjoyment of occupants of neighboring residences.
 3. Contractors shall refrain from loud, vulgar or other inappropriate language.
 4. All Contractor vehicles and trailers must be registered with the SIPOA Commercial Access Office.
 5. Contractors, their employees, Seabrook Island Club employees, and/or other non-residents shall not bring firearms or household pets (e.g., dogs) into the SID.
 6. The preferred parking location for Contractors and their employees is on the building lot or the driveway of the developed property. When there is insufficient space on a lot, Contractors may park pickup trucks, light trucks, and automobiles on one side of the road pavement in the direction of traffic for a short period of time but may not impede traffic flow. Large trucks may be allowed to stop on SID roads to unload at the construction site. Such trucks shall then be required to move to a side street for parking on the pavement.
 7. Adequate access for emergency vehicles must be maintained on all work sites.
 8. Signage is not permitted on construction sites with the exception of signs required by the ARC.
 9. Vehicles containing construction or yard debris must be covered while driving on Seabrook Island roadways. Contractors are responsible to clean up any debris removed from the jobsite that falls off the truck/trailer in the course of its removal from the SID.
- d. Construction/Job Site Maintenance
1. A clean and orderly construction site must be maintained.
 2. Construction debris and litter must be placed in a dumpster or trash trailer each day.
 3. In lieu of a dumpster, an appropriately designed trailer of not more than 16 feet in length may remain on a construction site for the purpose of collecting trash and building waste. Such trailer shall have solid sides for trash containment or be covered with a muted-color tarpaulin at all

times after close of business. Such trailers must be removed from the SID by the end of the workday on Saturday of each week.

4. Contractor vehicles may not be left overnight on construction sites without the prior approval of SIPOA, except in the case of an emergency situation (e.g., mechanical breakdown).
5. Contractors may not leave heavy construction equipment at the jobsite overnight, unless it is in daily use at such job site or special arrangements are made with the Architectural Review Staff. On completion of the work at the jobsite such equipment must be promptly removed from the SID.

4. Additional Contractor Guidelines

a. Sanitary Facilities

Each construction site shall have a temporary sanitary facility. The facility is to be:

- In place prior to commencement of any work, not including land clearing
- Located off the road right-of-way within the building setbacks
- Screened from view from the street and, if possible, from neighboring residences (e.g., with dense vegetation or lattice)
- Positioned so that the door cannot be seen from the street and/or neighboring residences

b. Protection of SIPOA Roads and Rights-of-Way, Lot Features, and Adjacent Lots

Roads:

- **Site Access:** During initial site clearing, Contractors shall limit their access to the lot to the approved driveway location or the construction access as approved by the ARC.
- **Anti-tracking materials:** A six-inch (6") deep base material of crushed gravel, stone, or mulch is to be placed in the approved driveway or construction access location from the street to the property line or for a distance of twenty-five feet (25'), whichever is greater. This material shall be maintained and replenished as necessary until the driveway is installed.
- **Roadway Maintenance:** Sand, dirt and stone shall be removed from roadways in front of construction sites on a daily basis.

If any damage occurs to the roadway itself or curbing, arrangements for repairs shall be made with SIPOA ARC and Engineering immediately.

Road Right-of-Way:

- Building materials, equipment, and trash collection containers shall be stored off the road right-of-way.
- In all cases where the turf on the road shoulders has been disturbed or destroyed during construction, the Property Owner and/or Contractor shall restore it according to the specifications provided in Appendix E-SIPOA Right-of-Way and Turf Grass Policy.

Adjacent Lots:

- The side and rear property corners shall be defined with stakes during the entire construction period.
- Trespass on neighboring Properties is prohibited.
- Building materials, equipment, and vehicles associated with the construction shall not encroach on adjacent Properties.

Preservation of Natural Features:

- Contractors shall protect the dunes, trees, and natural areas that have been designated to remain after completion of construction.
- Tree Protection fencing is to be installed in accordance with the approved site Tree Protection Plan. The tree protection fencing is to keep all materials, equipment, vehicles and debris outside the protected area at all times and shall not be moved to facilitate construction logistics. The ARC reserves the right to require, on an individual lot-by-lot basis, that the Contractor install six foot (6') high chain link fencing if it is determined other fencing types are not maintained and/or would not be effective.
- If tree protection fencing needs to be altered in any way during construction, prior approval by the SIPOA ARC Staff is required.
- Tree protection fencing is to be kept upright, maintained, and securely in place at all times during construction. Prior to landscape installation, contact ARC Staff for approval to remove tree protection fencing.
- If silt fencing is specified on the Tree Protection Plan or Grading Plan, it is to be maintained at all times and shall not be moved to facilitate construction logistics.
- Trees and distinctive flora not marked for removal shall not be destroyed, radically pruned, or removed without the prior written permission of the ARC.

c. Construction Vehicle Parking

- When there is insufficient space on a lot, Contractors may park pickup trucks, light trucks, and automobiles on one side of the road pavement in the direction of traffic for a short period of time.
- Construction workers are to park on the building lot or the pavement. However, those working on the four main thoroughfares (i.e., Seabrook Island Rd., The Haulover, High Hammock and Capn Sams Rd.) shall park on nearby side streets and cul-de-sacs.
- Parking shall not impair access by emergency vehicles, impede the flow of traffic, or otherwise create a hazardous condition.
- Large trucks may stop on SID roads to unload at the construction site. The trucks shall then be moved to a side street for parking on the pavement.
- No parking is permitted within fifty feet (50') of a fire hydrant or traffic island or an intersection.

- Once tree protection is removed, parking is only allowed in driveway location.
- d. Trailers
- Storage containers are not allowed on single-family residence construction sites unless they can be stored completely under the building and out of sight.
 - Contractor and sub-contractor trailers up to sixteen (16) feet long may park on the site overnight, but must be screened from street view as much as the site will practicably allow.
 - No more than two trailers are allowed at any one site overnight.
 - Specialty trailers larger than sixteen feet, such as those applying foam insulation, may be allowed overnight with ARC staff approval.
 - A request for contractor and sub-contractor trailers to be parked at a regime / association overnight requires the approval of both the Regime Manager and the ARC Administrator. Due to the space limitations of most regimes / associations, if approved, additional restrictions may be enforced (size, limitation to one trailer, location, etc.).
- e. Cleanliness and Trash Disposal
- All construction sites shall be maintained in clean and orderly condition on a daily basis.
 - All construction materials shall be stacked neatly and kept within the property lines.
 - All trash, litter, building debris, and pallets shall be in the on-site dumpster at the end of each workday.
 - The Contractor shall ensure that no litter or debris affects neighboring Property.
 - Burying or burning of trash and unused building materials is prohibited.
 - Should the Contractor responsible for construction fail to maintain a clean site at all times, the ARC reserves the right to have the job site cleaned at the expense of the Property Owner and/or Contractor, and/or to impose assessments in accordance with Appendix B-SIPOA Enforcement Assessment Schedule.

Dumpsters:

- Dumpsters shall not be located in the right-of-way or on any Critical Root Zone (CRZ) areas.
- All material in the dumpster is to be fully contained below the top edge of the dumpster and out of sight.
- Dumpsters shall be exchanged when full and are to be exchanged on the job lot, not on any Seabrook Island roads. For alternate change-out locations contact SIPOA.

f. Job Site Sign, Color Board, and Other Signage

- Every new construction job site shall display a Job Site Sign identifying the Architect, Contractor, Landscape Architect, and Property Owner as specified in Appendix N-Job Site Sign Specifications. The sign is to be erected within 10 days of the date of the Charleston County Building Permit.
- Every new construction job site shall display a Job Site Color Board as specified in Appendix O-Job Site Color Board Sign Specifications. The sign is to be erected after the home has been framed, but a minimum of 30 days in advance of installation/application of any color element on the dwelling.
- The fronts of the job site sign and color board must face the street. The signs shall be located on the boundary between the SIPOA road right-of-way and the building lot and, if possible, be positioned against a backdrop of vegetation for softening of appearance.
- The rear of the job site sign is to be used for posting permits and other applicable information.
- At the Property Owner's discretion, one black and white "No Trespassing" sign, maximum size 11" x 14" is permitted for each new construction site. The sign shall be attached to the job site sign.
- Sites undergoing remodel projects as defined in §III.A.1-Exterior Modifications Review of this document may, but are not required to, display a job site sign.
- In the absence of a Job Site Sign, building permits for "Exterior Modifications" projects shall be displayed on the residence and are not to be attached to trees.
- No other signs are permitted.

g. Commencement and Completion of Construction

- Construction shall be deemed to have started on the date a valid Building Permit is issued by Charleston County. If the work is of a nature that a Building Permit is not required, construction shall be deemed to have started on the date such construction was approved by the ARC or the Architectural Review Staff.
- Construction shall be deemed to have been completed on the date the ARC Final Review is approved.
- All "New Single-Family Residence" and "Additions and Remodels" construction are to be completed within fifteen (15) months of the date of the Charleston County Building Permit or ARC approval as noted above.
- All "Exterior Modifications" construction is to be completed within six (6) months of ARC approval.
- Failure to complete construction within the prescribed time may result in assessments as indicated in Appendix B-SIPOA Enforcement Assessment Schedule.

- Should the Contractor anticipate a longer construction period, he/she shall provide a completed Request for Permit Extension form (available on the SIPOA website or by contacting the SIPOA ARC) to the Architectural Review Staff prior to the expiration date. (As indicated in §III.B.5-Project Initiation, the expiration date is fifteen (15) months after the date of the Charleston County Building Permit.)

B. Enforcement of Construction Site Requirements

- Construction sites will be inspected frequently for compliance with these Policies and Procedures.
- ARC access to the construction site for purposes of such reviews is authorized by the SIPOA Protective Covenants.
- Violations of the construction guidelines may be photographed.
- Pursuant to SIPOA Bylaws, the ARC has the authority to impose monetary or other sanctions for violations of the SIPOA Policies and Procedures.
- The ARC will provide written notification by email and/or US Postal Service Certified Mail to the Property Owner and Contractor of the violation and the amount of the non-refundable assessment (per Appendix B-SIPOA Enforcement Assessment Schedule) levied against the Construction Commitment deposits.
- Assessments will be levied first against the Contractor's construction deposit until that is depleted. Thereafter, assessments will be levied against the Property Owner's construction deposit, or directly upon the Property Owner if that deposit is also depleted.
- The ARC does not accept responsibility for monitoring construction or for detecting any deviation from approved construction plans.
- Failure by the ARC to detect or object to a noncompliance during the construction process does not relieve the Property Owner of the obligation to correct the noncompliance.

C. Completion of Construction and Final Review

Requirements for project completion and instructions for requesting a Final Review and return of construction deposits are provided in §III.B.6-Final Review.

V. Property Maintenance

Maintaining your home and landscaping is essential to preserving and enhancing the character of Seabrook Island while protecting your investment.

A. General Guidelines per the SIPOA Rules and Regulations

It shall be the responsibility of each Property Owner to prevent the development of any unclean, unsightly or unkempt conditions of its buildings or grounds, including excessive undergrowth, which shall tend to detract from the beauty or safety of the neighborhood as a whole.

If a Property Owner allows the development of an unclean, unsightly or unkempt condition of its buildings or grounds or both on such Property, the unsatisfactory condition shall be corrected by the Property Owner at his or her expense upon notification by the SIPOA. If the Property Owner fails to correct the condition within a reasonable period of time following notification by the SIPOA, the SIPOA shall have the right, but not the obligation, to correct the condition and the expense of such correction shall be billed to and borne by the Property Owner; alternatively, the SIPOA may seek such remedies as may be available to it in law or equity.

All developed Property is to be maintained free from deterioration, damage or rot. Exterior surfaces of homes/villas must be repaired/replaced and repainted as necessary with approved colors to maintain the value of the Property. Badly mildewed and/or faded exterior surfaces must be washed and repainted/re-stained as necessary. Roofs and gutters must be kept clean of debris. In landscaped areas, bed and lawn areas must be maintained. Bedded areas which have been mulched with pine straw, bark, etc., must be kept weed-free and clear of debris and new mulch applied periodically to maintain a neat and clean appearance.

Any exterior alterations or maintenance to an improved property must be approved by the SIPOA ARC.

- The Request for Exterior Alteration/Maintenance form must be completed and submitted for any projects including, but not limited to painting, windows, doors, lighting. This form can be obtained on the SIPOA website or by contacting the SIPOA ARC staff. A description of this review process and requirements is located in §III.A.1. of this document.
- The Request for Conditional Approval of Addition/Remodel to an Existing Structure form must be completed and submitted for any project which adds enclosed space to an existing structure, or which significantly alters the exterior appearance of an existing structure. This form can be obtained on the SIPOA website or by contacting the SIPOA ARC staff. A description of this review process and requirements are located in §III.A.2. of this document.
- If unsure as to whether your project is deemed Alteration/Maintenance or Addition/Remodel, please consult with SIPOA ARC staff.

The following guidelines provide additional detail about the range of care and maintenance issues for all properties on the island.

B. Guidelines for Single-Family Residences

1. General Maintenance

- a. All developed and undeveloped properties shall be cared for in a manner where pride of property ownership is evident in the attention paid to routine cleaning and all maintenance issues.

2. Garbage/Trash Containers, Dumpsters and Yard Debris

- a. Dumpsters on residential sites are to be used exclusively for disposal of materials generated on that site.
- b. Garbage containers shall be placed curbside no earlier than noon on the day prior to the scheduled pickup day and no later than 7:00 a.m. on the scheduled pickup day. Garbage containers are to be removed from the curb and stored out of view by the end of the day of pickup. Property Owners/Tenants must clean up any of their garbage that has been scattered by wildlife or the elements.
- c. Yard debris is to be collected and removed from the Property at least once every two weeks.
- d. Yard debris shall be placed curbside between dawn Saturday and no later than 7:00 a.m. on the scheduled day for collection. Yard debris must not be placed on or near storm water catch basins or drainage boxes. Yard debris placed curbside at undeveloped lots will not be picked up.
- e. Yard debris may not exceed four feet in length or four inches in diameter. Yard debris exceeding the specifications will not be picked up. Limbs and palm fronds must be neatly stacked at curbside. All loose debris such as leaves and twigs are to be put into sturdy paper bags or placed in open-topped containers. Plastic garbage bags shall not be used for this purpose.

3. Buildings

- a. All developed property shall be maintained free from deterioration, damage, or rot.
- b. The exterior surfaces of homes is to be properly maintained and repaired/replaced and repainted as necessary with approved colors to maintain the value of the Property.
- c. Mildewed/faded/rusted exterior surfaces are to be washed and repainted/re-stained as necessary.
- d. Roofs and gutters are to be kept clean of debris.
- e. Replacement shingles for spot roof repair shall be an exact match to existing shingles. If an exact match cannot be made, and a significant sized patch is visible from the road or adjacent home or neighborhood, all roof shingles are to be replaced.
- f. Grills and other appliances shall not be located on the streetside/front porch of homes or multi-family residences.

4. Lighting

- a. Spotlights/floodlights are not permitted. When altering an area where spotlights/floodlights exist (eaves, fascia, etc.) reinstallation will not be permitted.

- b. In-Riser/step lights are not permitted. When altering an area where in-riser/step lights exist, reinstallation will not be permitted.
- c. Replacement of any exterior lighting, including those located on screened in porches, requires SIPOA ARC approval and must conform to the requirements indicated §II.C.4.a. and b. of this document.

5. Landscaping

- a. Landscaped areas, bedding, lawn areas, and rights-of-way immediately adjacent to property lines shall be maintained.
- b. Bedding areas that have been mulched with pine straw, bark, etc., shall be kept free of weeds and clear of debris. Mulch shall be reapplied regularly to maintain a neat, clean appearance.
- c. Dead plants shall be removed and replaced with appropriately sized plants.
- d. Dead tree limbs, palm fronds, and other unsightly vegetation shall be removed.
- e. Dead and/or diseased trees shall be removed upon the written request of the ARC, and stumps removed to at least ground level.
- f. Driveways, walkways, and lawns shall be cleaned of debris at least once every two weeks.
- g. Lawn areas shall be mowed and maintained regularly.
- h. Rights-of-way shall be planted with recommended turf or other approved plantings (per Appendix G-Landscape Plans/Plant Guidelines and Resources) and any sodded areas irrigated. If conditions will not support grass, alternatives may be approved by the ARC. Also see Appendix E-Right-of-Way and Turf Grass Policy.
- i. The ARC reserves the right to require removal of plants placed around mailbox posts and/or on the SIPOA right-of-way if it is deemed they create maintenance problems or become unsightly.
- j. The designated Wildlife Corridor on the side property line shall be planted with native plants (see Appendix G – Landscape Plans/Plants Guidelines and Resources for information about native plants).
- k. See Appendix L-Tree and Natural Vegetation Preservation/Removal Policy and Appendix Q-Selective Clearing of Lots for rules that govern tree removal, clearing, and trimming of plant materials on undeveloped lots and in Beach Trust areas.
- l. Any changes or additions to landscape lighting must be approved by the SIPOA ARC by completing and submitting a Request for Landscape/Vegetation Alteration of a Developed Lot, (available on the SIPOA website or by contacting the SIPOA ARC). All changes or additions to landscape lighting must meet the requirements indicated in §II.C.4.c. of this document.

6. Holiday Decorations

Exterior Holiday decorations may be displayed thirty (30) days prior to the Holiday and are to be removed no later than fourteen (14) days after the Holiday. See also §II.C.9 rules regarding Flags.

7. Mailboxes

- a. Mailboxes that are unkempt (i.e., badly rusted, faded, or moldy) shall be replaced or repainted upon the request of the ARC, and mailbox posts shall be kept straight and in good condition. New or replacement mailbox elements must conform to standards defined in Appendix I-Mailbox Specifications.
- b. Paint for mailbox posts and for white reflective numbers may be obtained from SIPOA.
- c. Mailboxes and/or posts may be purchased from SIPOA and installed by SIPOA staff.
- d. Mailboxes shall be kept free of any plantings that interfere with street number visibility for postal deliveries or emergency services.

C. Guidelines for Multi-Family Residences

1. General Maintenance

- a. Each regime/association has standards determined by the original construction and ARC-approved changes since that time. Architectural Design Standards for the regime/association are documented in its standards for exterior repair and improvements, and modified from time to time as seen fit and approved by the Board of the association/regime and then by the ARC. Standards for the regime/association apply to changes proposed for the building and for other exterior elements such as decks, appurtenant structures, hardscape, landscape design, lighting, etc.

All procedures specified above for §V.A-General Guidelines per the SIPOA Rules and Regulations and §V.B-Single-Family Residences shall apply to Multi-Family Residences as well.

- b. Any and all exterior alterations, including repair and replace, shall be approved by the regime/association Board prior to undergoing the required ARC review.

2. Responsibility for Multi-Family Residence Maintenance

- a. The Protective Covenants charge the ARC with the responsibility of monitoring the maintenance of multi-family residences and associated grounds.
- b. Multi-family property maintenance is the responsibility of the individual Property Owner and/or the Regime.

D. Guidelines for Undeveloped Lots

Undeveloped lots are to be left unchanged except in the following situations:

- a. A dead, diseased or hazard tree is endangering a neighbor property or street.

- b. An unsightly downed tree or excessive debris in the front or side setback area is unsightly or a downed tree or excessive debris in the front or side setbacks which is deemed unsightly by the SIPOA ARC.

In either of the above situations, a Request for Alternation to an Undeveloped Lot form needs to be completed and submitted for SIPOA ARC approval. This form can be obtained on the SIPOA website or by contacting the SIPOA ARC staff.

Consult the material included in §V.B.5.j. and k. above.

E. Enforcement of Property Maintenance Guidelines

Properties are inspected frequently for compliance with these Policies and Procedures.

The Architectural Review Staff may enter onto Properties for purposes of such reviews and Properties may be photographed during some ARC reviews.

The SIPOA, through the ARC staff, will provide written notification of a violation to the Property Owner via email or US Mail.

If a Property Owner allows the development of an unclean, unsightly or unkempt condition of its buildings or grounds or both on such Property, the unsatisfactory condition shall be corrected by the Property Owner at his or her expense upon notification by SIPOA, through the ARC Staff. If the Property Owner fails to correct the condition within a reasonable period of time following notification by the SIPOA, the SIPOA shall have the right, but not the obligation, to correct the condition and the expense of such correction shall be billed to and borne by the Property Owner; alternatively, the SIPOA may seek such remedies as may be available to it in law or equity.

Pursuant to the §7.4.6 of the SIPOA Bylaws, the ARC has the authority to impose monetary or other sanctions for violations of these Policies and Procedures.

Failure to maintain Property may result in assessments pursuant to Appendix B-SIPOA Enforcement Assessment Schedule.