



Twin Isles Property Owners' Association  
PO Box 1112  
Kingsland, Texas 78639-1112

## **Violations Fee Guideline 2023**

Twin Isles POA Bylaws update 2023 – 2024

October, 2023

### **By-Laws Restrictive Covenants and Fines Policy**

Categories of fines shown below relate to specific fine amounts per violation of restrictive covenants. For example, a matter of small consequence such as grass and tree trimming starts at \$50/ month. Moderate violations such as enclosure of a mobile home base or burning of toxic material is \$100/ month. A major issue of neighborhood impact starts at \$300/ month\*.

#### **Section XIV – Lots:**

- Section 14.01 – Single Family Residence Only
- Section 14.02 – Subdivided lots size limit
- Section 14.03 – Concrete retainer wall
- Section 14.04 – Fishing Pier Extension & Boat Parking Limits
- Section 14.05 – Household Pets Only, no Commercial Animals
- Section 14.06 – No Noxious or offensive Trade
- Section 14.07 – No Extra Signs
- Section 14.08 – No Dumping or Storage Materials
- Section 14.09 – Grass and Vegetation Trimmed
- Section 14.10 – No Burning of Household or Construction Waste
- Section 14.11 – No Street or Lot Parking, 3 Axles or Inoperable vehicles

#### **Section XV – Dwellings:**

- Section 15.01 – No Dwelling or Other Structure without ACR Approval
- Section 15.02 – Single Family Dwellings Only
- Section 15.03 – Two Types of Approved Dwelling, build or mobile home
- Section 15.04 – Minimum Size Dwelling, 700 Square Feet
- Section 15.05 – No Dwelling Occupation Until Outside is Finished
- Section 15.06 – Mobile Homes enclosed from Ground Up
- Section 15.07 – No Old Used Building or Parts
- Section 15.08 – No Basement, Trailer, Tent, Shack as Permanent Residence
- Section 15.09 – BOD Approval for Temporary Use of Dwelling Not to Code
- Section 15.10 – Construction Unfinished Condition Limit 18 Months

*Violations Fee Guideline 2023, (Continued)*

**Section XVI – Sewer Systems:**

Section 16.01 – All Dwellings Connected to KMUD

Section 16.02 – One Dwelling Only on KMUD Connection

Section 16.03 – No Outside Toilet, Sewage Process on Lot

**Section XVII – Set Back Lines:**

Section 17.01 – Residential Structure Setback Rules, Footage

**Section XVIII – Easements:**

Section 18.01 – Perpetual Easement of 5 Feet inside of Property Line

Section 18.02 – Utility Companies Access and Tree Trimming Rights

Section 18.03 – Fractional Lots, Easement Property Lines All Owners

Section 18.04 – Easement Wire Crossing Exception

\*The Board may use discretion to increase the fine amount, after 3 months of fine invoices; if the repairs are not complete. A Lien on property is a possible next step.

Procedures:

Section XIX – Authority

Section XX – Compliance

Section XXI – Enforcement

*Violation Committee Draft, Board of Directors Approved*