

Twin Creeks III Property Owners' Association
Most commonly enforced violations and list of associated fines
Violation count is cumulative for the calendar year resetting January 1st.

				**Number of Notifications/Fine Assessed/Action Taken			
Nature of Violation	Covenant Restriction Description	Covenant Reference	First Notice of Violation	Second Notice of Violation	Third Notice of Violation	Subsequent Violations	Legal
Vehicles and Streets							
Rec vehicles parked in driveway.	Boats, trailers, campers, motor homes and similar recreational vehicles and equipment shall not be stored on any lot except within an enclosed garage.	Twin Creeks III Deed Of Dedication And Restrictive Covenants SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS R. Recreational Vehicles/ Trailers	Written notice of violation and request for immediate removal. Period to comply from written notice date: 7 days	Written notice of violation. Fine assessed: \$25. Period to comply from written notice date: 7 days.	Written notice of violation. Fine assessed: \$50. Period to comply from written notice date: 7 days.	Written notice of violation. Fine assessed: \$100. Period to comply from written notice date: 7 days.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.
Inoperative Vehicles/ Machinery/ Landscape Equipment	No inoperative vehicles or equipment of any kind shall be stored on any lot except within an enclosed garage.	Twin Creeks III Deed Of Dedication And Restrictive Covenants SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS S. Inoperative Vehicles/ Machinery/ Landscape Equipment	Written notice of violation and request for immediate removal. Period to comply from written notice date: 7 days	Written notice of violation. Fine assessed: \$25. Period to comply from written notice date: 7 days.	Written notice of violation. Fine assessed: \$50. Period to comply from written notice date: 7 days.	Written notice of violation. Fine assessed: \$100. Period to comply from written notice date: 7 days.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.
Yard Maintenance							
Weeds in lawn or flower beds. Basic yard mowing, edging, blowing/pickup of debris and kept from street.	Each lot shall be maintained in a neat and orderly manner free of clutter, trash, and other debris. Grass and landscaping shall be maintained on a regular basis.	Twin Creeks III Deed Of Dedication And Restrictive Covenants SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS Q. Lot Maintenance	Written notice of violation. Period to comply from written notice date: 7 days	Written notice of violation. Fine assessed: \$25. Intent to hire outside contractor stated. Period to comply from written notice date: 10 days.	Written notice of violation. Fine assessed: \$25. - Outside contractor to be hired to restore property to compliance. Cost to restore property must be repaid within 30 days of invoice to avoid Legal engagement.	Written notice of violation. Fine assessed: \$50. - Outside contractor to be hired to restore property to compliance. Cost to restore property must be repaid within 30 days of invoice to avoid Legal engagement.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.
Use of signs. Real estate, garage sale, contractor, signs for school spirit.	No sign of any kind shall be displayed to the public view on any lot except one sign of not more than 6 square feet advertising the property for sale or real estate signs used by a builder to advertise the property during the construction and sales period.	Twin Creeks III Deed Of Dedication And Restrictive Covenants SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS X. Signage	Written notice of violation.	Written notice of violation.	Written notice of violation. Fine assessed: \$25. Period to comply from written notice date: 7 days.	Written notice of violation. Fine assessed: \$25. Period to comply from written notice date: 7 days.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.

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Home and Lot Structures							
Addition of Permanent Structures: Home additions, pools, gazebos, etc.	No building, improvements, concrete driveway, fence, wall or free standing mailbox shall be erected, placed or altered on any lot in the subdivision until the plans and specifications have been approved.	Twin Creeks III Deed Of Dedication And Restrictive Covenants SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS A. Architectural Design Committee - Plan Review	Written notice of violation. Period to comply from written notice date and turn in plans: 14 days	Written notice of violation. Fine assessed: \$25. Period to comply from written notice date: 7 days.	Written notice of violation. Fine assessed: \$50. Period to comply from written notice date: 7 days.	Written notice of violation. Fine assessed: \$100. Period to comply from written notice date: 7 days.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.
Repair and Maintenance of Lots	The owner of each Lot shall keep the Lot, and the buildings and other improvements thereon, in good order and repair, and free of debris. Lawns and all portions of a Lot not covered by the improvements or gardens shall be sodded and mowed, shrubbery and trees trimmed, and painted exterior surfaces repainted, all in a manner and with such frequency as is consistent with good property management.	Twin Creeks III Declaration of Covenants, Conditions and Restrictions ARTICLE VII REPAIR AND MAINTENANCE OF LOTS	Written notice of violation. Period to comply from written notice date: 7 days	Written notice of violation. Fine assessed: \$25. Intent to hire outside contractor stated. Period to comply from written notice date: 10 days.	Written notice of violation. Fine assessed: \$25. - Outside contractor to be hired to restore property to compliance. Cost to restore property must be repaid within 30 days of invoice to avoid Legal engagement.	Written notice of violation. Fine assessed: \$50. - Outside contractor to be hired to restore property to compliance. Cost to restore property must be repaid within 30 days of invoice to avoid Legal engagement.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.
Garbage Debris/Trash Cans							
Trash bags, debris or receptacles left in full view. Front of house or curbside.	Trash containers, except during periods of collection, shall be stored out of view from the public and from the adjoining property owners. No exposed garbage cans, trash can or any trash burning apparatus or structure shall be placed on any lot.	Twin Creeks III Deed Of Dedication And Restrictive Covenants SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS T. Trash Containers	Written notice of violation and request for immediate removal. Period to comply from written notice date: 7 days	Written notice of violation and request for immediate removal. Period to comply from written notice date: 7 days	Written notice of violation. Fine assessed: \$25.	Written notice of violation. Fine assessed: \$25.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.
Respect for Neighbors							
Respect for neighbors.	No noxious or offensive trade or activity shall be carried out upon any lot nor shall anything be done thereon that may be or may become an annoyance or nuisance to the neighborhood.	Twin Creeks III Deed Of Dedication And Restrictive Covenants SECTION III. PRIVATE BUILDING AND USE RESTRICTIONS W. Noxious Activity	Written notice of Violation in form of warning.	Written notice of violation. Fine assessed: \$25, Bixby Police notified.	Written notice of violation. Fine assessed: \$50, Bixby Police notified.	Written notice of violation. Fine assessed: \$100, Bixby Police notified.	TC3 attorney to be engaged if needed to collect fines, fees and/or costs associated with collections and attorney fees associated to bring homeowner into compliance.