

Compliance & Enforcement

ARCHITECTURAL

All architectural violations or concerns should be addressed in writing, by the Architectural Control Committee, to the property owner immediately. The Board of Directors will also be immediately notified by email.

The property owner will be given ten days to notify the Architectural Control Committee of the plan of action to rectify the problem. If a response is not received within ten days or the response does not satisfy the Architectural Control Committee, the Architectural Control Committee will turn the matter over to The Board of Directors for further action.

If the Architectural Control Committee deems a violation or concern of a serious nature, the Committee may deliver to the homeowner or person causing the concern a request to cease and desist action until a hearing by the Board of Directors can take place. Should the Architectural Control Committee take such action, the Board of Directors should be notified by the most expedient means possible. The Board of Directors will schedule a hearing within ten days and notify the property owner, in writing, by mail or personal delivery.

FACILITIES

Violations of rules of Meadowcreek Community Association's facility rules reported by either the facility manager or other community members shall be brought to the attention of The Board of Directors as soon as possible. Should The Board deem action necessary, it will schedule a hearing within ten days. Notice of the hearing may be mailed to the party in question or delivered personally. A quorum of Board Members presence at hearings is required for action by The Board.

MEANS OF ENFORCEMENT

Suspension of voting privileges: This will automatically take place when assessments are four quarters in arrears. This may be imposed by The Board only when other means of enforcement have not been successful in The Board's opinion.

POLICY AND PROCEDURES

Loss of use of facilities: The Board may deny use of the Association's facilities for any length of time it deems appropriate. Any action by The Board denying use of the facilities for more than 6 months must be reviewed by The Board every six months.

Monetary Fines: The Board may impose monetary fines for failure to comply with the results of hearings. Fines for violations of aesthetic standards or other provisions of Section III of the amended declarations may be up to ten dollars (\$10) per day for the first month, twenty five dollars (\$25) per day for the second month, fifty dollars (\$50) per day for the third month and one hundred dollars (\$100) per day for the every day beyond three months. Fines of up to one hundred fifty dollars (\$150) for a single violation of rules and covenants may be assessed. Unpaid fines will be treated as unpaid assessments and will be subject to interest, liens and foreclosures as described in the Treasury Policy.

This compliance policy is subject review and modification by the Board of Directors.