

# ***Meadow Creek Homeowners Association, Inc.***

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***P.O. Box 16325 High Point, NC 27261***

## **MEADOW CREEK HOMEOWNERS ASSOCIATION RESOLUTIONS 2009**

Meadow Creek Board of Directors has developed these Resolutions in their attempt to provide homeowners and prospective homeowners with a guide to the salient points contained within the Covenants and By-Laws.

These Resolutions do not amend nor do they supersede the Covenants and By-Laws of the Association. These Resolutions in no way remove responsibility of the homeowner to abide by the Covenants and By-Laws in their entirety.

The fines listed herein are designed and should be construed as an incentive for the homeowner to comply with the Covenants and By-Laws and in no way are they intended to be punitive.

It is the primary responsibility of each homeowner to maintain their property in a way, which does not detract from the overall beauty of the community. The Directors of this Association hope every homeowner will take this responsibility seriously, as this can severely affect all property values.

Association Assessments are to be paid in a timely fashion as fines can be levied after 30 days. Likewise, fines for failure to comply with these Resolutions can be levied against the homeowner.

### **A. Common Areas**

1. The Association will make rules and regulations for the use of the common area.
2. No one may use the common areas as an extension of their lot, e.g. doghouses, dog runs, storage buildings, gardens, fences, tree houses, and playground equipment are not to be on common area and shall be on personal property owned by the homeowner.
3. No offensive activity is allowed on the common area.
4. The Association can give permission for certain uses on the common area. Permission will only be given after approval by the Architectural Committee.

### **B. Animals**

1. No animals, livestock or poultry are allowed on any lot or in any dwelling with the exception of dogs, cats, or other recognized household pets.
2. Pets (dogs specifically) will be leashed while they are being walked throughout the neighborhood. All animal waste material must be picked up immediately by the pet's owner then disposed of at the pet owners property or, in appropriate trash receptacles if they are provided by the Association.
3. No animals can be maintained on the homeowner's property for commercial purposes.
4. Kennels are permitted, but only if they are contained within a yard, which has been enclosed by an approved wooden fence.
5. Any homeowner who keeps a dog outside for a period greater than four (4) hours must keep the dog in their back yard and inside an approved fenced area. The fence has to adhere to community architectural standards.

### **C. Vehicles**

1. Recreational vehicles, trailers, or boats are not permitted on the property for periods extending beyond 24 hours.
2. Junked automobiles defined as non-operative, non-registered, or salvaged automobile cannot remain on any lot or common area, nor can any non-operative or non-registered automobile be kept on any street located within the Meadow Creek Association.
3. Any extended vehicle maintenance or vehicle repair which is not conducted in the privacy of a homeowner's garage (garage doors must be able to close) and lasting longer than three weeks is a violation.

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4. No motor vehicle is allowed to be parked on the Common area of the Association.
5. Motor vehicles parked on an owners lot or a public street must be registered, inspected and operational or they are in violation, they can be towed and the towing expense will be the homeowners'. This includes vehicles that have flat tires. These are part of the Guilford County ordinances.

**D. Architectural Changes**

1. An Architectural Control Request Form must be submitted and approved **BEFORE** site preparation, initial construction, erection, or installation of any improvement to the owner's property. An Architectural form must be submitted and approved by the Architectural Committee for any of the following:
  - a. Outbuildings – metal buildings are prohibited, maximum size is 12' x 16'.
  - b. Walls and or fences – metal fences and or concrete walls are prohibited.
  - c. Signs
  - d. Swimming pools- Above ground pools are prohibited.

**E. Exterior Maintenance**

1. Grass should not exceed 6" in height (approximately the height of a soda can). The process for cutting the lawns will remain in tact. If a lawn is not maintained the homeowner can expect a letter from our management company this letter will state the homeowner is in violation and will have five (5) days from the date of the letter to cut the grass, if the grass is not cut the Association will make arrangements to have it cut and the cost for the service will be charged to the homeowners account. During the mowing season, the maintenance of the lawns will be verified during a community drive through.
2. In accordance with County ordinances, trash containers should be put curbside after 7:00 p.m. the evening before pick-up. Removal should be before 7:00 p.m. the day of pick-up.
3. Trash, furniture, appliances, etc. to be discarded should not be placed or stored in driveways or on the property. Trash cans (toters) garbage bags or recycling containers may only be stored in a homeowner's back yard, beside their house (concealed by an approved barrier) or inside their garage.
4. Delivered mulch or building materials shall be distributed and removed from the driveway or lawn within ten (10) days of delivery.
5. Portable basketball goals are not to be left unattended in the street or at the curb of your property; this is in accordance with Guilford County Ordinances. They need to be appropriately stored after each use.
6. Shutters, siding, shingles, fascia boards, windows, gutters or permanently attached light fixtures that are missing, damaged or falling off of your home or your outbuilding are considered a violation.
7. Any incomplete, unsafe or falling down fences, outbuildings or other structure on a homeowners' property are in violation.
8. Any mailbox, which is missing components, is falling down, leaning over or completely missing is in violation.



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## FINE VIOLATION SYSTEM TO ENFORCE MEADOW CREEK HOMEOWNERS ASSOCIATION RESOLUTIONS

The Board of Directors of the Meadow Creek Homeowners Association is concerned, along with the rest of the homeowners, with keeping our family community a pleasant place to live as well as protecting property values. By working together and enforcing the Resolutions and covenants, we can protect your property values and reduce operating costs by preventing costly lawsuits for those few who do not comply with the community Resolutions.

The Board of Directors, under the North Carolina Planned Community Act, may impose a fine system for violations of the Resolutions for this community.

The Board has proceeded with this authority because of numerous repeated violations of the Resolutions. The only recourse the Board has is to fine the individual homeowners under the Community Act or file a lawsuit to enforce the Resolutions. The Meadow Creek Board of Directors has unanimously determined in the interest of all members of the community to impose a fine system and reduce legal costs to all homeowners. The procedural steps for the fining system are as follows:

1. The homeowner will receive a letter indicating that they have been found to be in violation and given thirty (30) days to correct the violation (with the exception of lawn care and trash cans).
2. If the violation has not been corrected at the end of thirty (30) days, an additional letter will be sent to the homeowner specifying that if the violation has not been corrected within ten (10) days from the date of the letter, a hearing with the Board of Directors will be scheduled to determine if fining will begin.
3. If the violation has not been corrected at the end of that ten (10) day period, the homeowner will receive a certified letter advising a date to appear at a hearing before the Board of Directors. The homeowner will have an opportunity to set forth all facts to show compliance with the Covenants or a valid reason for an exception.
4. The Board will review the homeowner's reasons and make a determination as to fining. Should the homeowner not appear at the hearing, fining will begin automatically.
5. The homeowner will receive a certified letter explaining the Board's findings. If the Board finds that fines are to be placed, the following action will be taken:
  - a. A fine of \$25.00 per week will be assessed for the first four weeks;
  - b. If the violation has not been remedied within four weeks, the fine will increase to \$40.00 per week until such time as the homeowner has complied with the Resolutions and Covenants.
6. When the homeowner has accumulated \$100.00 in fines, the Association can pursue legal remedies to enforce the lien, which can be placed on the property.
7. The homeowner will be responsible for any legal fees associated with collection of unpaid fines.

This fine system will only affect those people who refuse to fulfill their obligations to our community. We do not feel it is fair for the majority of the homeowners to carry the financial burden and suffer the property value pitfalls which result from those in our community that refuse to live by the Resolutions and Covenants that keep our neighborhood a pleasant and safe place to live.

Approved by the Board of Directors this 27 day of July 2009

Director Signatures:

