

MEADOWBROOK HOMEOWNERS ASSOCIATION

NOTICE OF FINE POLICY

EFFECTIVE ON July 1, 2020

Amendment of By-Laws of Meadowbrook HOA

Article VII, Section 1

This notice is to inform homeowners within the Meadowbrook Homeowners Association that the Board of Directors has established a fine structure in order to ensure homeowner compliance with the Declaration of Covenants, Conditions and Restrictions. The Board is authorized to implement this fine structure pursuant to Amendment to By-Laws, Article VII, Section 1.

It benefits all homeowners in the community to establish a Declaration of Covenant and Restriction enforcement policy to promote the common good and enjoyment of the homeowners' investment, protect property values, and maintain a pleasant living environment.

Failure to adhere to the Declarations of Covenants and Restrictions and By-laws as outlined in the Documents may result in monetary fines, liens on the homes, suspension of voting rights, or suspension of any services provided by the Association. Furthermore, the homeowner may also be held responsible for costs incurred by the Association to resolve the issue such as, but not limited to, legal expenses.

PROCESS

All Time periods to correct violations start with the post mark date.

Upon inspection by Community Manager or notification by a homeowner, a notice of violation (or subsequent notices as outlined in the Fine Policy) will be sent identifying the violation or violations and possible resolutions. It is the responsibility of the homeowner to communicate with Hometown Property Management the action that will be taken to resolve the violation in question.

To prevent subsequent notification(s) and fines, **it is the homeowner's responsibility to notify our Community Manager in writing, via e-mail or regular mail, when the violation has been corrected.**

NOTICE AND FINE SCHEDULE

1ST Notice of Violation: Courtesy Notice

Notice to homeowner reminding them of Covenants and Restrictions that pertain to the alleged violation. Homeowner is required to correct violation within ten (10) days from the letter.

2nd Notice: 1st Fine Stage

Violation not corrected - \$50.00 Fine will be added to Homeowner's assessment account per violation.

Subsequent Notices: Lien and Legal

1. Fines will escalate by \$50.00 increments per month per violation.
2. Lien filed on property
3. Legal action taken through Association's Attorney.

Homeowner may be responsible for all costs incurred by the Association to resolve the issue including, but not limited to, legal fees.

Example:

Homeowner puts up an above ground pool which is against the CCR's. A letter is sent to the homeowner asking for the pool to be removed within 10 days.

If the pool is still there after the 10 day notice, the homeowner is charged with a \$50.00 fine.

The next month the fine increases to \$100.00, then the next month \$150.00, then the next month \$200.00, and so on until the violation is resolved. All legal fees spent to remedy the violation will also be posted to the homeowners account for payment.