

Homeowners Association

Book of Resolutions

The Meadows at Richland Creek Book of Resolutions

Preface

The Meadows at Richland Creek Book of Resolutions is published as a reference intended to provide homeowners with a guide to the salient points contained in the Homeowners Covenants & By-laws.

These Resolutions in no way amend the Covenants & By-laws or remove responsibility from the homeowners to abide by the Covenants & By-laws in their entirety.

The fines included are intended as incentives to the homeowners to comply with the By-laws and are in no way intended to be punitive.

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

Dues are to be paid in a timely fashion and fines will be levied after 30 days. (See attached letter) Likewise fines for failure to comply with the below will be levied. (See attached letter)

A. Common Areas

1. The Association will make rules and regulations for the use of the common areas.
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, playground equipment are not to be on common areas and shall be only on personal property.
3. No offensive activity is allowed on or upon the common areas.
4. The Association can give permission for certain uses on or upon the common areas, e.g. Satellite dishes which are twenty (20") inches or less in diameter may be placed on common areas after approval of the Architectural Committee.

B. Animals

1. No animals, livestock or poultry are allowed on any lot or in any dwelling unit with the exception of dogs, cats, or other household pets.
2. Pets should be leashed while walking. Any animal waste materials shall be picked up immediately and disposed of on your own property.
3. Animals may not be maintained for commercial purposes

C. Vehicles

1. Recreational vehicles, trailers, or boats are not permitted to be stored or parked in streets, driveways, common areas, or lawns for more than 7 days. Removal for a day or two and return is not permitted.

2. Junked automobile or any other type of salvage is not allowed to remain on any lot, common area or on any street located within The Meadows at Richland Creek.

D. Architectural Changes

1. An Architectural Control Report Form (copy attached) must be submitted and approved **BEFORE** site preparation, initial construction, erection, or installation of any improvement. A form must be submitted **and** approved by the architectural committee for any of the following, but not limited to:
 - a. Dwelling units
 - b. Outbuildings -- metal buildings are prohibited
 - c. Walls and/or fences -- metal fences and/or concrete walls are prohibited
 - d. Signs
 - e. TV antennas
 - f. Satellite dishes
 - g. Clothes lines
 - h. Mailboxes
 - i. Post lamps
 - j. In-ground Swimming pools and/or hot tubs -- detailed drawings with measurements are needed
 - k. Above-ground swimming pools are prohibited
 - l. Tree houses are prohibited
 - m. Other structures or excavations or changes in grade

E. Exterior Maintenance

1. Grass should not exceed the height of a soda can (6"). Fences should be trimmed appropriately, as should curbing.
2. In accordance with Greensboro City ordinances, trash containers should be put at the curb the evening before or morning of pick-up. Removal should be before the next day. When a holiday falls on Thursday or Friday, our pick-up becomes Wednesday.
3. Trash, furniture, appliances, etc. to be discarded should not be placed and/or stored in driveways or on the property.
4. Delivered mulch and/or building materials shall be distributed and removed from the driveway or lawn within ten (10) days of delivery.
5. No basketball goals are to be in the street or at the curb.
6. **Bagged grass should be put at the curb the evening before or morning of trash pick-up.**

IMPORTANT MEMORANDUM REGARDING YOUR PROPERTY

From: The Meadows at Richland Creek Homeowners Association, Inc.

To: Members of the Association

Date: August 1, 2004

Re: Adoption of the North Carolina Planned Community Act

The Board of Directors of the Association is pleased to announce that the required number of votes was obtained for the Association to adopt the North Carolina Planned Community Act in its entirety. An amendment to the Association's Declaration has been recorded at the Register of Deeds.

This Act provides valuable, and much needed, tools for our Association to help enforce the restrictions, by-laws, articles of incorporation, and rules and regulations for our community. The powers granted under the Act include, but are not limited to, the power to impose a late fee for late payment of dues, the power to fine homeowners for violation of the restrictions, the power to borrow money if necessary, and other useful tools for self-governance. The Board has been advised by the Association's attorney that adoption of the Act was critical to maintain and protect the property values and aesthetics within our neighborhood.

You may view the Planned Community Act at:

http://www.ncga.state.nc.us/Statutes/GeneralStatutes/HTML/ByChapter/Chapter_47F.html.

The most relevant portions of the Act for The Meadows are 47F-3-101 through 47F-3-120.

Please do not hesitate to contact any of the members of the Board of Directors if you have any questions.

IMPORTANT MEMORANDUM REGARDING YOUR PROPERTY

From: The Meadows at Richland Creek Homeowners Assoc., Inc., Board of Directors
To: Homeowners of the Meadows Community
Date: December 1, 2004
Re: **Fine Violation System to Enforce Governing Documents**

The Board of Directors of The Meadows at Richland Creek Homeowners Association are concerned, along with the rest of the homeowners, with keeping our community a pleasant place to live along with protecting each homeowner's property value. By working together and enforcing the Covenants, Conditions, Restrictions, Bylaws, Articles of Incorporation, Rules, and Regulations (the Association's "Governing Documents") we can help protect your property values and reduce operating costs by preventing costly lawsuits against those few that do not wish to comply with the Governing Documents.

To that end, the Board of Directors under the authority of the North Carolina Planned Community Act has adopted a fine system to address violations of the Governing Documents.

The procedural steps for the fining system are as follows:

A. NOTICE OF VIOLATION

A letter describing the violation and citing the appropriate Governing Document language will be sent regular mail to the homeowner. The letter will explain that the homeowner has ten (10) days to correct the violation or to contact the Association, or the property management company, to arrange for an extension.

If the violation is not remedied within the ten (10) days, a second letter will be sent certified mail (or overnight delivery), and first class mail, giving notice of the date, time, and location of a hearing scheduled for the matter.

B. BOARD HEARING

The Board of Directors will conduct a hearing to determine if the homeowner is in compliance with the Governing Documents, and to hear any aggravating or mitigating factors. The homeowner will have a full opportunity to explain why they are not in violation of the Governing Documents and/or an opportunity to request a waiver.

Upon gathering all necessary information, the Board will deliberate outside the presence of the homeowner and render a decision. Written notification of the decision will be sent to the homeowner within five (5) calendar days of the hearing.

C. FINES

Any fine assessed by the Board will begin to accrue seven (7) calendar days after the hearing is held. The standard fine amounts are as follows:

1. \$25.00 per day for the first thirty (30) days; and
2. After the initial thirty (30) day period set forth immediately above, the fine will be increased to \$150.00 per day.

Once the fine amount reaches \$250.00 a lien will be placed upon the homeowner's property to secure the amounts owed. Please note that the Governing Documents grant power to the Association to foreclose upon a homeowner's property for any amounts owed to the Association.

The Board understands that this may seem like a harsh policy to many of our homeowners. However, this fine system will only affect those people who refuse to fulfill their obligations to our community. We do not feel that it is fair to the majority of the homeowners to carry the financial burden and suffer the property value pitfalls that result from those in our community that refuse to live by the Governing Documents that keep our neighborhood a pleasant and safe place to live.

Thank you for your attention to this matter. Please do not hesitate to contact the Board if you have any questions.

IMPORTANT MEMORANDUM REGARDING YOUR PROPERTY

To: Homeowners of The Meadows at Richland Creek
From: Homeowners Association Board of Directors
Date: September 1, 2005
RE: Late Fee Policy

We, the Board of Directors of The Meadows at Richland Creek Homeowners Association, under the authority of the Homeowners Association Covenants, Article VI, Section 9 and the North Carolina Planned Community Act, adopted in its entirety and recorded at the Register of Deeds on July 14, 2004, may impose a Late Fee for homeowner's dues paid thirty (30) days after the due date.

The Board has found it necessary to adopt a late fee for delinquent dues because of the significant number of homeowners in the community who fail to pay assessments on time. The Association currently has a list of homeowners who are delinquent, and the Board feels it is unfair for the remaining homeowners to suffer the financial burden imposed by these delinquent accounts.

Therefore, beginning October 31, 2005, any assessment, fee, fine or other charge not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twelve percent (12%) per annum.

Please note that whenever the amounts owed by the homeowner reach two hundred fifty dollars (\$250), a lien will be placed upon the homeowner's property. See memorandum *Fine Violation System to Enforce Governing Documents* dated December 1, 2004. Please be advised that the Covenants grant the power to the Association to foreclose upon a homeowner's property if assessments become delinquent.

It is hoped that the implementation of this late fee will provide more predictable income for the Association, and Association dues can be kept to a minimum.

Contact any Board member if you have questions or concerns.

