

## **EXTERIOR PROPERTY STRUCTURE AND FENCING MAINTENANCE RESOLUTION**

The Board of Directors of Spring Meadow Homeowners Association hereby add the following Exterior Property Structure and Fencing Maintenance and Enforcement procedures to ensure that all homeowners maintain appropriate standards of the Association community for any building or structure.

The following document is an addendum to **ENFORCEMENT RESOLUTION; RECITALS; ARTICLES 1-5**

### **ARTICLE 1 OVERVIEW OF PROCESS**

### **ARTICLE 2 ORIGINATION/INITIATION OF COMPLAINT**

### **ARTICLE 3 INVESTIGATION OF COMPLAINT**

### **ARTICLE 4 NOTICE PROCEDURE**

### **ARTICLE 5 HEARINGS PROCEDURE**

#### **Consistent Enforcement and Board Discretion**

The Board of Directors **will** make reasonable efforts to apply enforcement procedures consistently among homeowners. However, each violation may involve different circumstances, remediation requirements, or timelines.

Accordingly, the Board retains the sole discretion to evaluate each case individually and may consider factors including, but not limited to:

- the nature and severity of the violation,
- the time required to complete remediation,
- the homeowner's good-faith efforts to comply,
- communication with the Board within the required time limit, and
- any practical or safety considerations affecting the correction of the violation.

**Nothing in this policy shall prevent the Board from granting reasonable accommodations, extensions, or waiving fines when circumstances warrant, provided such decisions are made in good faith and in the best interest of the Association.**

#### **Good-Faith Remediation and Progress**

If a homeowner demonstrates good-faith efforts to correct a violation, the Board may, at its discretion, temporarily suspend or defer additional fines while remediation is actively underway.

Good faith progress may include, but is not limited to:

1. obtaining contractor bids or permits,
2. scheduling repair or remediation work,
3. purchasing materials required for correction,
4. providing documentation showing work is in progress, or
5. maintaining communication with the Board regarding expected completion.

To qualify for consideration under this provision, the homeowner must provide reasonable updates to the Board regarding the status of the remediation.

Failure to continue making reasonable progress or failure to communicate with the Board may result in reinstatement of fines and enforcement actions.

**Nothing in this provision obligates the Board to suspend fines, and the Board retains full discretion in determining whether sufficient progress is being made.**

### **EXTERIOR PROPERTY INSPECTION**

1. The Board ~~shall~~ **may** ensure that each lot within the boundaries of the Association be inspected by a representative(s) of the Board at least annually or as needed at the discretion of the ACC or Board.
2. Inspections will be done visually from the public right of way and at no time will the ACC, Board members or representatives enter homeowners property to perform inspections.
3. The inspection is to certify that the exterior maintenance of all structures on the property visible from street are in good condition, including paint, stain, siding, roof, windows, doors, pavement/driveways, sheds/outbuildings. The inspectors ~~shall~~ **may** look for evidence of fading, chipping, cracking, peeling, breakage, damage, moss, mold, or any other visible defect or blemish. Photos of defects ~~will~~ **may** be taken and included in notice to homeowner.
4. Violations may be reported to Property Management, the ACC, or any Board member.
5. Within 30 days of notification, the ACC ~~will~~ **may** inspect the property to identify and confirm exterior maintenance violations. Color photographs of the exterior property ~~will~~ **may** be taken to document the condition.
6. The ACC ~~will~~ **may** prepare a report, including input from participating ACC members, documenting the noncompliance, and attaching supporting photographs. The report ~~will~~ **may** be submitted to the Board and Property Management.
7. Property Management ~~will~~ **may** initiate and administer the violation process, including issuing notices of violation, tracking remediation progress, and maintaining records of timelines, notices, and any applicable fines.
8. Property Management ~~will~~ **may** provide the Board with a monthly status report summarizing open violations, remediation progress, and enforcement actions.