



26 April 2018

Dear Meadows Resident,

Updated Covenants, Conditions & Restrictions (“CCRs”), the first *written* Architectural Control Committee Guidelines, and the invoice for 2018 Homeowner’s Association Fees are attached.

A bit about each:

Changes to the CCRs: The original CCRs were registered on 27 June 2013. In becoming owner of a lot in The Meadows Subdivision, you have agreed to abide by these rules and regulations.

In order to clarify certain points, and bring others better in line with the realities of our area, we have amended the CCRs as follows:

- Section 4.10 now includes the procedure for collecting an Assessment from an Owner by the Homeowners’ Association (the “Association”). It does not change the Association’s right or ability to do so, but details the process.
- Section 6.5 no longer dictates a \$150 fee for making an application to the Architectural Control Committee. Plan review is now free of charge. We prefer to remove any incentive Owners would have to avoid submitting their property alteration plans for approval.
- Section 6.8 amends the minimum size of homes allowed from 1,200 square feet to 1,600 square feet, clarifies that garages and basements are not included in the calculation, and prohibits pre-built or modular homes. This is consistent with the existing homes, and puts what we feel is the view of current Owners into writing.
- Section 6.10 clarifies landscaping rules, and adds the requirement that Owners keep up their lawns and boulevard area.
- Section 6.12 adds the rule that a retaining wall cannot be left as bare concrete facing the neighbors.
- Section 6.13 details rules about exterior lighting to state that it cannot be nuisance to the neighbor or be done amateurishly.

- Section 6.18 details exterior finishes. Vinyl siding, while not encouraged, must at least be of higher quality (minimum 0.044 inch thickness); and brick, stone or stucco must be included on front exposures.
- Section 6.22 addresses parking. The regular overnight parking place for a vehicle cannot be on the street, nor can the permanent place for a boat or trailer be in the driveway. Given the realities of the area, it is no longer prohibited to park a car/truck with commercial signage in your driveway. It is, however, still prohibited to park working vehicles (ie: truck modified for industrial use) outdoors in the neighborhood. They can, of course, be in the garage.
- Section 6.23 and Various Section have been amended to remove the concept of “Participating Builder”. Under the original CCRs anyone with a contractor’s license could acquire a lot and be exempt from certain controls a non-builder Owner would have to observe. This is no longer the case.
- Section 6.24 now states that a two car garage, rather than one car, is the minimum.

While we believe these are the material changes to the original CCRs, there are additional changes which were for consistency or clarification. If you would like a copy of the original recorded document before these amendments, please let us know and we will email or send it to you.

ACC Guidelines: To avoid late-stage surprises, and help Owners, prospective Owners, architects and builders avoid wasted time and expense, we have committed the standards that will be applied to writing. The ACC can always make an exception if some appealing feature of a project falls outside our written guidelines, but by knowing what is expected ahead of time it will be possible to address avoid false starts and late stage redesigns.

Please take a few minutes to read through this document. We are aware of misconceptions that should be clarified. For example, fences do not need to be white, and they definitely do not have to be vinyl.

HOA Dues: When we acquired 70 vacant lots in The Meadows, we also assumed control of The Meadows Development Homeowners Association – a non-profit entity with certain responsibilities for the subdivision. We understand no bank accounts or balances existed and are, financially, starting from scratch.

To be clear, your annual dues will be used for a very limited number of expenses. Primarily:

- Upkeep of the monument sign and surrounding area
- Irrigation of the monument area

- Electricity for monument lighting and irrigation timers
- Maintenance and upkeep of the storm water system, retention ponds, and surrounding areas
- Accounting or other professional fees for the filing of required reports
- Other expenses for the general benefit of the neighborhood

Your dues will *not* be used for maintenance of our vacant lots, or for the repair of street lights or other improvements which have been turned over to the City.

We will introduce annual reporting to Owners of the HOA's expenditures and account balances, starting this year.

We know that, as with any change in rules or procedures, there will be the opinion we have gone too far, not gone far enough, should have more rules, and should eliminate all rules. Please accept our apologies in advance for any dissatisfaction, but do understand that we have reviewed many different CCRs and ACC guidelines – locally and nationally – before adopting what we feel are best practices applicable to our unique part of the world.

In conclusion: if you have not already done so, please send your email address and phone number to meadows@stropiq.com to facilitate more efficient communications. Also, consider joining The Meadows Neighborhood on Facebook where residents also have a chance to communicate with each other.

We are always happy to hear from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Terry Olin", with a long horizontal flourish extending to the right.

Terry Olin, Manager
The Meadows Development Homeowners' Association