

The Meadows on Rio Grande Homeowners Association COMPLIANCE POLICY REVISION 2010

The Meadows on Rio Grande Homeowners Association (MRGHA) requires homeowners obtain approval for modifications to a home's exterior to ensure that these modifications do not violate the neighborhood covenants. Approval is obtained by first submitting a Request for Design Approval (RDA) to the Architectural Review Committee (ARC). The ARC will review the RDA and grant written approval if it finds that the requested changes are in compliance with the covenants.

If an owner makes material and visible alterations to the exterior of his/her home or property in the Meadows on Rio Grande Subdivision without first submitting an RDA and obtaining approval from the Architectural Review Committee for the changes to the exterior of the home or lot:

- The Association may assess a fine of \$200 for failure to obtain approval for the modifications.
- The ARC will provide written notification to the homeowner(s) of a violation and the homeowner(s) upon receipt will have a 10-day "grace period" in which to resolve the situation by furnishing a completed Request for Design Approval form to the ARC and obtaining any required City permits.

When the RDA is submitted, the ARC will review it for compliance. If the RDA is found to be in compliance and was submitted within the grace period, then no fine will be assessed. However, if the RDA is not in compliance and material and visible alterations have been made to the exterior of the property, then violation(s) may exist. In the event that a violation or violations exist because the homeowner(s) failed to obtain approval from the ARC, then:

- The MRGHA may assess an additional fine of \$100/month until the violation(s) has (have) been resolved.
- Assessed fines will commence at the time that the MRGHA is made aware of the violation(s). Normally, violations are reported to the board via e-mail, although other written forms of notification will be accepted.

If an RDA is not submitted after the ARC notifies the homeowner(s) of a violation, then the \$200 fine will not be removed and the MRGHA may assess an additional fine of \$100/month until the violation(s) has (have) been resolved.

This compliance policy will go into effect September 1, 2010.