



Homeowner Petition

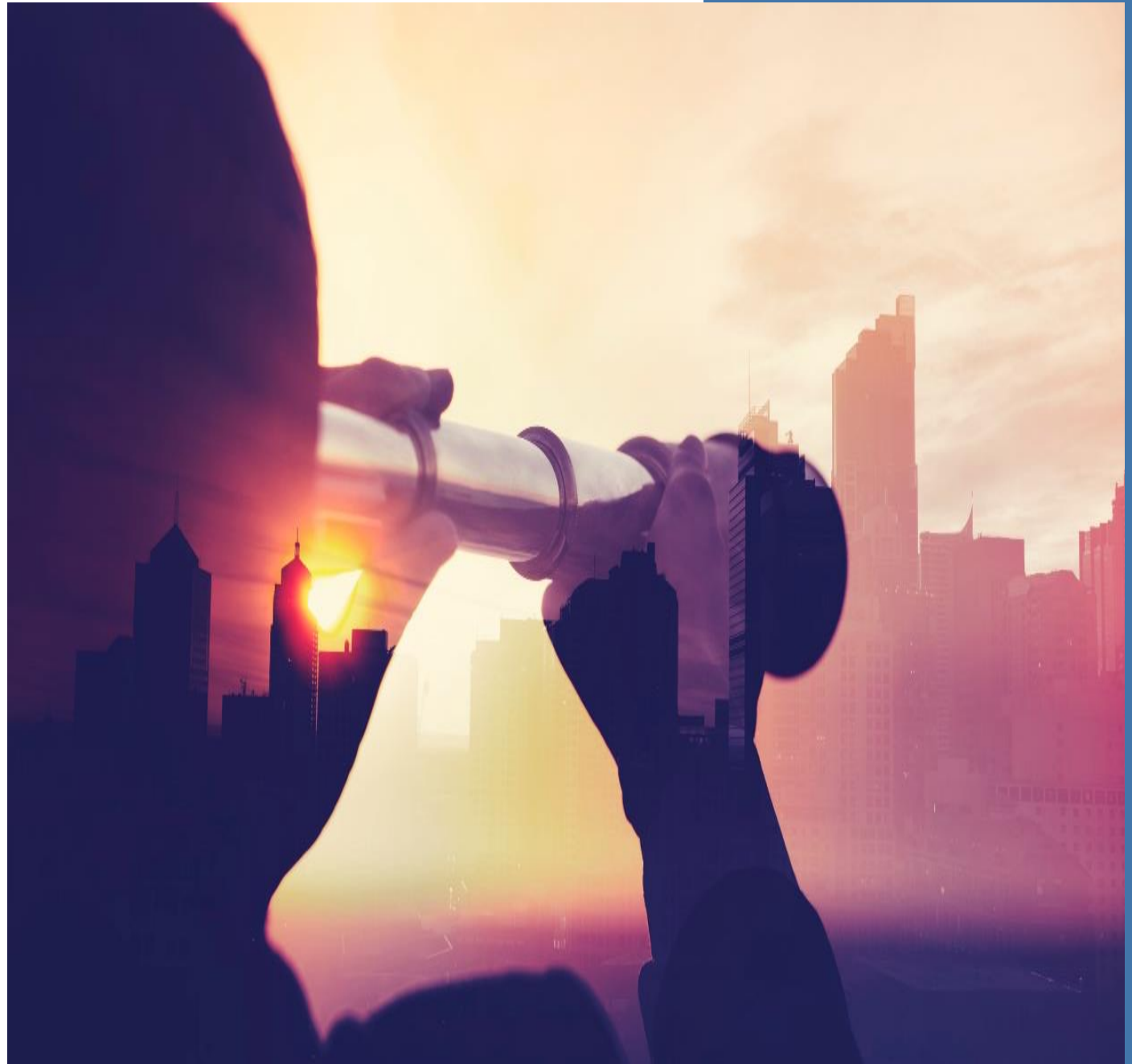
Anissa Ellis & Kimberly Mosey



Homeowner Petition

Unable to address all issues within the community as we need a petition to modify the Covenant to allow Association to establish home maintenance expectations with a fine policy.

- Establishing home expectations such as maintenance and upkeep
- Establishing beautification: lawn care maintenance expectations
- Giving authority to the Association to govern the Homeowner's Association to keep curb appeal with the goal of sustaining property values.
- Provides provisions for homeowners to respond to compliance matters



Homeowner Petition

- **5.01 Creation of the Lien and Personal Obligation for Assessments**
 - Allows Association to bill back attorney fees for debt collection
 - Allows Association to charge late fees
- **5.03 Rates of Assessments; Assessment Formula**
 - Allows reasonable reserves in budget planning
- **5.05 Special Assessments**
 - Allows BofD authority to increase dues or levy additional assessments to cover deficits, for additions to common areas not to exceed 5%/yr, emergencies
- **5.06 Maintenance Assessment**
 - Allows Association to determine appearance expectations of lots in the sub
 - Send compliance notices with expected remedy of 30 days
- **5.07 Date of Commencement of Annual Assessments; Due Dates; Exemptions**
 - Annual Dues
- **5.08 Effect of Non-Payment of Assessment; Remedies of the Association**
 - Allowing debt collection, collections, lien, foreclosure of lien
 - Recoup legal costs
- **5.10 Subordination of Lien**
 - If Association has a lien on property, it will allow mortgage to be 1st lien holder in the event the Association is the 1st lien holder



Homeowner Petition

- **9.03 costs Recoverable from Owner**
 - Allows Association to bill back attorney fees for debt collection
 - Allows Association to charge late fees
- **9.04 Association's Right to Abate**
 - Association has right to access lot not dwelling to remedy at owners cost the compliance matter. Such as mow a lawn at owners expense.
- **9.07 Indemnification**
 - Each Owner shall indemnify and hold harmless the Association and every other Owner
- **9.08 Fines**
 - Association can fine if a compliance matter is not cured in 30 days
 - Homeowner has right to have a hearing on their behalf to contest
 - Courtesy notice, 1st fine \$25, 2nd fine \$50, 3rd fine \$75, 4th and all subsequent \$100



What is needed of our community members?

- Approving the proposed Covenant revisions through signing a petition.
- Must be the deed holder of the home to sign the petition

