



Homeowner's Association
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Summary of Covenants, Conditions and Restrictions (CC&Rs)

The *CC&Rs* are a binding legal agreement between every Meadowpark property owner and the Meadowpark Homeowner's Association. The *CC&Rs* establish the guidelines for property maintenance, repair and improvement within the Meadowpark community. The Meadowpark Homeowner's Association Architectural Control Committee (ACC) has assembled the following summary to help ease the confusion of the legal jargon contained in the *Covenants, Conditions and Restrictions (CC&Rs)*. The purpose of this summary is not to replace the *CC&Rs*, but to assist in understanding the agreed upon rules that protect our home values, neighborhood desirability, and attractiveness. Through better understanding of the *CC&Rs*, we hope to improve compliance and harmony within the neighborhood.

This document is provided only as a tool; please refer to the actual *CC&Rs*

4.11 Homeowner's Association

- a. Every lot owner has agreed to membership in the Meadowpark Homeowner's Association (MPHOA), simply by the completion of their mortgage contract and is obligated to compliance with the *CC&Rs* of the neighborhood.
- b. All homeowners are responsible to pay dues on time each year. Late payments result in additional fees. Fines and assessments made by the MPHOA are to be paid within 30 days of issuance. Late payments result in additional fees.

3.2 Construction Approval

- a. All structures and exterior changes to existing structures (i.e. adding rooms, sheds, painting your house, etc.) must have prior approval from the ACC.
- b. An ACC Change Proposal Form must be filled out and returned with drawings, plot plans, colors, etc.
- c. Any structure built on a lot must have applicable permits and meet city/county-building codes.
- d. The ACC will respond to requests within 15 days of receipt.
- e. Construction projects must be completed within 6 months of start date.

3.7 Fences Construction

- a. All new fences or changes to existing fences must have prior approval from the ACC.
- b. An Change Proposal Form must be filled out and returned with fence style, height, layout of fence location, and colors.
- c. Fences may be constructed in **one** approved style. Contact the ACC at the address listed above, or on the website, where you can find a detailed drawing and reference pictures.
- d. City right-of-way/set backs must be observed when determining fence placement.
- e. Fences must be constructed with finished side facing out, including those facing a greenbelt.
- f. The ACC will respond to requests within 15 days of receipt.

3.7.1 Fence Maintenance Responsibility

- a. Where fences separate two homes, each homeowner is responsible for maintaining their respective side.
- b. Homeowners whose fence borders undeveloped lots (such as common or rough cut areas) are responsible for maintaining both sides of said fence.

3.5 Roofs

- a) Roofs are to be kept free of debris and moss. The ACC has approved composite materials in addition to cedar shake. (see website for a complete list & guidelines for maintenance)

3.10 Antennas

- a. Exterior antennas and satellite dishes of one meter or less in diameter, are allowed without approval based on the Fcc ruling of 1996
- b. Antenna or satellite dishes larger than one meter requires prior approval before installation

4.2 Maintenance of Structures and Landscaping

- a. Yards (including trees, flowers, lawns, etc.) shall be maintained and cultivated so they are not a detriment to the neighborhood.
- b. Shrubs and trees are to be kept pruned.
- c. Lawns must be mowed regularly.
- d. Lawns must be fertilized and watered regularly, unless city mandated water restrictions are in place.
- e. Sidewalks and driveways should be kept free of weeds and debris.
- f. All structures should be kept in good repair and properly painted, stained or otherwise finished.

4.3 Vehicle Parking

- a. No recreation vehicle and/or commercial vehicle, including but not limited to boats, campers, motor homes, trucks in excess of 3/4 ton, and trailers -whether operable or not - of any kind shall be parked, stored, maintained, or constructed on any lot or street in such a manner as to be visible from the street or neighboring lots. If the vehicle cannot be parked in a closed garage, off-site storage will be necessary.
- b. Debilitated vehicles are not to be stored in public view. If the vehicles cannot be parked in a closed garage, off-site storage will be necessary.
- c. In conjunction with state law, vehicles can not be parked on sidewalks.

4.4 Pets

- a. Only domestic animals (dogs, cats, birds, etc.) are allowed in the development.
- b. In conjunction with city leash laws, pets are not allowed to run at large.
- c. All pet owners are responsible for their pet's poop on neighborhood lawns, plants, sidewalks, etc.

4.5 Garbage and Trash

- a. Garbage and other waste must be stored in an appropriate container and hidden from public view.
- b. Garbage cans placed on sidewalk for weekly collection must be picked up within 24 hours of collection.

4.6 Offensive Behavior

- a. No activity that becomes offensive or annoying to neighbors (i.e. loud music, loud parties, noisy vehicles or barking dogs, etc.) is permitted.

5.2 Enforcement

The Acc has the ability to levy fines. Refer to ByLaws section 3.1.1 *Updated 10-2009*