

# *Meadow Creek Homeowners Association, Inc.*

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*P.O. Box 16325 High Point, NC 27261*

## **IMPORTANT MEMORANDUM REGARDING YOUR PROPERTY**

To: Members of Meadow Creek West Homeowners Association  
From: Meadow Creek West Board of Directors  
Date: August 1, 2008  
Re: **Fine Violation Policy to Enforce Restrictive Covenants**

We, the elected Board of Directors of Meadow Creek West Homeowners Association (hereinafter, the "Association"), are concerned along with the rest of the homeowners with keeping our community a pleasant place to live along with protecting each homeowner's property value. By working together and enforcing the Associations Governing Documents and Covenants, we can protect your property values and reduce operating costs by preventing costly lawsuits for those few that do not wish to comply with the Covenants.

The Association Board of Directors, under the authority of the North Carolina Planned Community Act, codified January 1, 1999 as North Carolina General Statutes 47F-1-101 et al., may implement a fine policy to address violations of the Covenants for the community.

The Board of Directors has determined that it is in the best interest of all members of the community that they implement a fine policy with hope of reducing legal costs to all homeowners. The procedural steps of the fine policy are as follows:

### **A. NOTICE OF VIOLATION**

A letter describing the violation will be sent to the homeowner for each observed violation of the Covenants. This notification will state the violation and cite the appropriate section of the governing Covenants. The homeowner will have ten (10) days to correct the violation or to contact the Association or Golden Property Management LLC to arrange for an extension.

If the violation is not remedied within the ten (10) days stated above, a second letter would be sent through certified mail giving notice of the date, time, and location of the hearing scheduled for the matter.

### **B. BOARD HEARING**

The hearing will be held by the Board of Directors to determine if the homeowner is in compliance with the Covenants, and to hear any aggravating or mitigating factors. The homeowner will have an opportunity to set forth all facts to show compliance with the Covenants or a valid reason for an exception. Upon gathering all necessary information, the Board will deliberate outside the presence of the homeowner and render a decision.

The homeowner will be notified of the Board's decision via certified mail within five (5) business days of the hearing.

Managed by: Golden Property Management, PO Box 16325, High Point, NC 27261,  
Phone/Fax 336-887-8975, email: [goldenmgtno@northstate.net](mailto:goldenmgtno@northstate.net)

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## **C. FINES**

Any fine assessed by the Board will begin to accrue five (5) days after of mailing of the decision letter to the homeowner.

The standard fine for non-compliance of the Restrictive Covenants will be \$100.00 dollars per day.

The fines set forth immediately above will continue to accrue until such time as the homeowner notifies the property management company, Golden Property Management LLC, in writing that the violation has been remedied. At that point, an inspection will be scheduled to insure compliance.

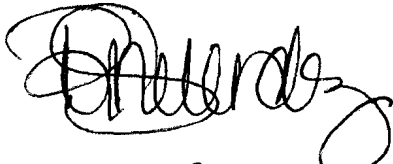

Please also note:

When the amount owed by any homeowner reaches \$ 500.00, a lien will be placed upon the homeowner's property. Please be advised that the Covenants grant the power to the Association to foreclose upon a homeowner's property to collect amounts owed under the fine policy set forth in sections (A) through (C) above.

We, as the Board, understand that this may seem like a harsh policy to many of our homeowners. However, this fine policy will only affect those people who refuse to fulfill their obligations to our community. We do not feel that it is fair for the majority of the homeowners to carry the financial burden and suffer the property value pitfalls that result from those in our community that refuse to live by the Covenants that keep our neighborhood a pleasant and safe place to live.

Thank you for your attention to this matter.

The Meadow Creek West Board of Directors

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