

Hillindale Commons Compliance Guidelines

Following is the procedure associated with resident compliance issues relating to home and lot maintenance violations. The board will keep careful records of all correspondence on file.

1. Compliance Committee member will write a letter to the resident stating the violation and quoting the appropriate compliance code. The owner will be given thirty days to either get the problem fixed, submit a plan for getting it fixed, or appear before the board at the next board meeting to discuss the matter.
2. If the problem has not been addressed to the satisfaction of the board within thirty days or the resident has not presented a plan which board members have agreed to, a certified letter will be sent to the resident signed by the HHA President and the Compliance Committee Chairperson to inform the owner that he or she has an extension of thirty days to correct the problem or action will be taken by the board, which is outlined in the Architectural Review Board Guidelines and Requirements amended version, September 2017, Section II, Part A, Number 1 as follows:

“Owner shall keep all Lots owned and all improvements therein or thereon, in good order and repair and free of debris including but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management as determined by the Architectural Review Board.

In the event an Owner of any Lot in the Tract shall fail to maintain the premises and the improvements situated thereon, as provided herein, the Corporation, after notice to the Owner as provided by the By-Laws and approval by two-thirds (2/3) vote of the Board of Directors, shall have the right to enter upon said Lot to correct drainage and to repair, maintain and restore the Lot and the exterior of the buildings and any other improvements erected thereon to the approved state. All costs related to such correction repair or restoration shall become a Special Assessment upon such lot (Reiteration of Covenants & Restrictions Section 15 ‘Use of Tract’ Item B.)”

3. At the end of the extended thirty days, if the owner has not rectified the violation to the satisfaction of the Hillindale Homeowners Association Board of Directors, a vote will be taken by the Hillindale Commons Board to take action and an appropriate contractor will be hired by the Hillindale Commons Board to fix the violation. All expenses will be assessed to the land owner.
4. The Hillindale Commons Board will pursue legal action against the owner if he or she fails to pay the assessed amount within sixty days unless the homeowner has met with the board and outlined a payment plan.

*Amended dates:
September 2017
January 2016*

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Following is the procedure associated with resident compliance issues relating to Vehicle violations. The board will keep careful records of all correspondence on file.

1. Compliance Committee member will write a letter to the resident stating the violation and quoting the appropriate compliance code which is outlined in the Architectural Review Board Guidelines and Requirements amended version, September 2017, Section II, Part I, Numbers 1 and 2 as follows:

“All vehicles should be parked in the garage or in the homeowner’s driveway to prevent safety hazards and to enhance the look and appeal of our neighborhood.

Boats, campers, trailers of any kind, buses, mobile homes, commercial vehicles or other trucks, (other than personal pick-up trucks), or other unconventional vehicles of any description shall not be permitted to be parked or stored in driveways, on lots, common ground or any other areas not approved by the Architectural Review Board.”

2. The occupant will be given thirty days to either get the problem fixed, submit a plan for getting it fixed, or appear before the board at the next board meeting to discuss the matter.
3. If the problem has not been addressed to the satisfaction of the board within thirty days or the resident has not presented a plan which board members have agreed to, a certified letter will be sent to the resident signed by the HHA President and the Compliance Committee Chairperson to inform the occupant that he or she will be fined \$5 per day for each day of non-compliance, beginning on the day after the date shown on the signed receipt of the certified letter.
4. The Hillindale Commons Board will pursue legal action against the homeowner, and/or have the offending vehicle towed if he or she fails to pay the assessed amount within sixty days unless the homeowner has met with the board and outlined a payment plan.

*Amended dates:
September 2017
January 2016*