



HOA SUMMARY

This document serves as a summary for the “Declaration of Condominium under the Unit Ownership Act and Covenants, Conditions and Restrictions for The Meadows at Four Mile condominium II”. Complete documentation for the HOA can be obtained upon request.

What is an HOA?

A Homeowner’s Association [herein referred to as the “Association”] is a common-interest community consisting of land owners living in a residential neighborhood that has restrictive covenants placed on the property. Homeowner Associations are unique in that they usually have property known as “Common Area” which is entitled to be used by the members of the Association.

What are Bylaws?

The Bylaws of an Association set out the procedures for the internal government and operation of the association.

The Meadows HOA dues are \$285/month

Included in The Meadows HOA dues:

- Building Insurance
 - Homeowner is responsible for obtaining unit owners insurance. Like all insurance there are different levels of coverage. Basic unit owner’s insurance coverage protects your personal property within the home, i.e. clothes, furniture, belongings. Please check with your insurance agent to obtain your preferred unit owners insurance.
- Property maintenance, exteriors of all buildings
 - The Association is responsible for maintenance, repair and replacement of the common elements
 - Owner is responsible for maintenance, repair and replacement in their unit
- Water [on city water tap]
- Sewer
- Irrigation
- Landscaping:
 - Includes installation of sod, shrubbery, trees underground sprinklers
 - Lawn Maintenance
- Snow removal on streets & sidewalks
 - Unit owners responsible for snow removal from their driveway
- Access to The Meadows Clubhouse
- Capital Improvements

Leases and Rental Agreements

Any lease or rental agreement must provide that its terms shall be subject to this Declaration and the Bylaws, Rules and Regulations of the Association and that any failure by the tenant to comply with the terms of such documents, rules and regulations shall be a default under the lease or rental agreement.



ASSOCIATION RESTRICTIONS

Repair and Maintenance by Owners

Each Owner shall maintain, repair, replace, finish and restore or Owner's Unit, including, without limitations, shower pans within any Unit bathroom, as well as the windows, doors, light fixtures actuated from switches controlled from or separately metered to, such Owner's Unit, heating, ventilation and air conditioning equipment located within and/or serving solely such Owner's Unit (including any such equipment located on the roof of the building of the property), utility equipment serving solely such Owner's Unit and the interior surfaces of the walls, ceilings, floors, permanent fixtures and firebox in the fireplace, in a clean, sanitary and attractive condition, in accordance with the condominium Rules and Regulations, the Maintenance Standards and the original construction design of the improvements in the project.

Minor Alterations

No unit may be altered in any way except in accordance with this Article. An owner may make any improvements or alterations to the Owners Unit that do not affect the structural integrity or mechanical or electrical systems or lessen the support of any portion of the condominium or cause a substantial change in the aesthetic character of the unit. An Owner may not change the appearance of the common elements or the exterior appearance of the unit without permission of the Association pursuant to the procedures of Section 3 of this Article.

Exterior Appearances (Decorations, Modifications and Attachments)

In order to preserve a uniform exterior appearance of the building, the Board shall provide for the maintenance of the exterior of the buildings. No Owner may modify the exterior of a building or screen doors, awnings or other portions of any unit visible from outside of the unit without the prior written consent of the Board.

Pets Allowed

There shall be no more than either two (2) pets up to twenty (20) pounds each; or one (1) pet of twenty-one (21) to ninety (90) pounds in each Unit.

Domesticated animals (herein referred to as "pets") may be kept in the Units, subject to Rules and Regulations adopted by the Board. No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit, except that dogs, cats or other normal household pets, may be kept provided that they:

- shall not be kept, bred, or maintained for any commercial purpose;
- shall not become a nuisance to any other Owner including, without limitation, straying from Owner's Unit or repeatedly barking, howling or making other annoying sounds;
- shall be leashed upon leaving in Owner's Unit; and
- are not identified a dangerous breed by the Board or are not a hybrid with a non-domesticated animal.

*Dogs will not be allowed on the Common Elements unless they are on a leash and are being walked to or from the Unit to a public road. All pet owners shall have their dogs and cats vaccinated, licensed and outfitted with visible identification at all times.