

# **WHEATLAND MEADOWS HOMEOWNERS' ASSOCIATION**

## **RULES AND REGULATIONS**

**The following rules are distributed by the Wheatland Meadows Homeowners' Association in accordance with the Third Amended Declaration of Protective Covenants, Conditions and Restrictions, and as an information service to Owners, Invitees and Guests. Please direct all questions about these rules to the Association at [WheatlandHOA@outlook.com](mailto:WheatlandHOA@outlook.com). Thank you for your cooperation.**

### **Fire Safety**

Because of potential fire hazards the following rules apply:

Lots must be mowed no later than the 1<sup>st</sup> of August or as conditions dictate. No large brush piles will be burned. Fire pits must be approved by the ARC. Approved, operating fire pits shall be always attended and properly, thoroughly extinguished when finished using.

### **Vehicles and Parking**

All vehicles must be parked on a prepared surface (gravel, road base, hard surface) driveway. RVs, Motorhomes, and motor sport trailers must be parked to the side or the back of the property. Long term "storage" parking of unlicensed vehicles must be within a closed garage or out of sight. No vehicles may be parked on the road except for delivery or unloading during daylight hours. No vehicles shall be parked in common areas. The Association will attempt to notify violators, when possible, prior to towing improperly parked vehicles. Towing shall be at the expense of the owner.

## **Traffic and Rules**

Please observe all traffic signs and the 25-mph speed limit within the subdivision. The operation of snowmobiles, ATVs or other motorized vehicles not licensed for public roads is prohibited within Wheatland Meadows Subdivision.

## **Pet Control**

All dogs must be on a leash and/or under direct owner control whenever outside of the owner's property. Outdoor kennels are permitted but must have ARC approval. Clean up and properly dispose of dog waste.

## **Yard Restrictions**

Independent structures (including but not limited to sheds, greenhouses, free standing storage units, etc.) must be approved by the ARC.

## **Noise Control**

Loud Noises are prohibited within the subdivision between 9 PM and 8 AM.

## **Garbage**

Owners shall arrange for their own garbage containers and disposal. Placement of containers in the street for pick-up on the night prior to the day of collection is acceptable. Containers must be removed from the street and stored within twelve hours of pickup.

## **Painting**

All exterior colors must be approved by the ARC.

## **Maintenance of Lots**

Lots shall be kept and maintained in a clean, safe, attractive, and sightly condition and in good repair. Drainage ditches shall be maintained and kept clear to allow proper drainage of the subdivision.

## **Fencing**

All fencing shall be approved by the ARC.

## **Solar Panels**

Solar panels and mounting systems are permitted but must be approved by the ARC.

## **Construction Activity**

All construction activity including but not limited to shops, landscaping, sheds, outbuildings, etc. must be applied for and approved by the ARC prior to the start of construction. All specialized construction equipment (excavators, man-lifts, storage trailers, etc.) shall be removed within 30 days of completion of the construction. Construction activity is only permitted between 7 a.m. and 7 p.m. Monday through Saturday.

## **Leasing**

Short term or vacation rentals are **strictly prohibited**. All lease terms must be at least six months. A copy of the lease with contact information about the lessees **must** be provided to the Board for approval prior to the lessees occupying the property.

## **POLICY ON THE IMPOSITION OF FINES**

The covenants allow the board to impose fines and an appeal process.

1. Fines may be assessed upon an owner in the case of a second or later detection of an infraction of the Governing Documents. A written warning shall be issued to the owner of record upon the initial detection of an infraction. (The Board notes that there are generally two types of infractions, continuous infractions (unapproved fence, house painted without ARC approval, etc.) and intermittent violations (parking, noise, etc.) Intermittent violations are considered ongoing for the sake of

the notice provision. Once the first warning for an intermittent activity is issued, the Board may fine for a second violation of the same nature within six months of the warning. If the warning was given more than six months before the second violation, than a new warning must be issued to the Owners. For continuous infractions, the Board may decide when to send the second notice of violation, but no sooner than one week after the first notice of violation.

- 2. Any violation of the Governing Documents by an Owner, Owner's guests, invitees, lessees, or agents shall subject the Owner of record to a potential fine. Commission of a violation by a guest, invitee or agent of the Owner shall not relieve the Owner of responsibility or obligation. The specific responsibility for the notification of guests, invitees, and agents as to the Governing Documents of the Association shall rest with the Owner.**
  
3. The Owner of record shall be given written notice of any fines assessed. Upon written notice to the Owner, the assessed fine shall be applied to the account of the property and billed as a special assessment on the next monthly statement. Standard delinquency and collection policies of the Association shall apply to such assessments.
  
4. Fines shall be assessed in the amounts of \$100 or \$250 per violation or per day of continuing violations. The following are the current fine amounts. These amounts may be modified by proper Board resolution to reflect changes in published Association rules or to aid in enforcement.

<u>Infraction</u>	<u>1<sup>st</sup> Violation</u>	<u>2<sup>nd</sup> Event/Notice</u>	<u>3<sup>rd</sup> Event/Notice</u>	<u>Additional</u>
	Written warning	\$100.00	\$250.00	\$250.00

5. Fines will be assessed by the Board of Directors.

6. Any Owner assessed a fine may make a written appeal to the Board. Upon receipt of a written appeal of an assessed fine, the Board shall consider such appeal in open session at its next regular business meeting, and acting upon proper resolution may waive, modify, or uphold the levied fine.

Approved and Adopted

Dated this 30th day of August, 2023

Board of Directors

Wheatland Meadows Homeowners Association