

## Notice to Residents – New Meyerland Violation Enforcement Policy

Dear Meyerland Residents,

We know that we have a lot of residents who are unhappy with several properties within Meyerland that are not compliant with deed restrictions, maintenance of their property (including landscape maintenance), or garbage cans that are left out for weeks on end (among other violations).

The Association's ability to enforce the rules has been limited to requests, threats of legal action, and, ultimately, legal action. This has resulted in some unresolved issues for months or more, while compliant residents are upset about their non-compliant neighbors. This has also created a long list of properties with our external legal team, which is costly for the Association and Meyerland residents.

As such, the Board of Directors has approved a new **Violation Enforcement Policy**, which can be found on the Meyerland website under the Governing Documents, then Policies section: <https://meyerland.net/deed-restrictions/policies/>. Enforcement of this policy will begin on **April 1, 2024**.

### **Why is Meyerland Doing This?**

This policy has a table of fees that will be assessed to residents who are not compliant with the maintenance of their property or violating their deed restrictions. Note that some of these fees are recurring on a weekly or monthly basis. Unfortunately, the only way we feel we can get action from some people is to hit them where it hurts – their wallet.

This new policy is not aimed at compliant residents but is solely focused on those who are defying the neighborhood standards over long periods.

This policy is not intended to generate revenue for the Association. Instead, we hope to increase compliance and reduce legal fees with this new policy.

### **What Should I Do if I Receive a Notice of a Violation?**

You should immediately contact the Meyerland office staff if you receive notice of a violation. The office will work with residents in extenuating circumstances and allow for plans of action when outside forces are limiting action by the residents. For example, if we have drought conditions, the Meyerland office will pause the notices about the loss of ground cover on properties.

However, if a resident is a repeat offender with the same or different excuses in each instance or does not respond to the notice, the fines will be assessed, and the lot owners will be responsible for these charges that accrue on the basis as noted below.

Failure to pay these charges can result in a lien on the property and ultimately may lead to the foreclosure of the property. Meyerland has never foreclosed on a property, but we have come very close. Unfortunately, some people refuse to respond or pay their money owed to the association until the last possible minute.

### What Are the Fines?

Below is the table of the fees from the policy – we hope that this change will positively impact neighborhood compliance and result in a better Meyerland for all:

<b>General Category of Violation</b>	<b>Fine</b>	<b>Allotted Time to Resolve the Violation</b>
New Construction - unapproved or unsubmitted design changes/plans	\$1,000 - \$5,000	10 days
Major Construction - unapproved or unsubmitted design changes/plans	\$1,000 - \$3,000	10 days
Major House/property repairs (painting of home, rotting wood, roof replacement, broken windows)	\$400/month	10 days
General Maintenance house/property repairs (broken light fixture, fence/gate repairs, garage door, mildew, windows need cleaning, sagging gutter, etc.)	\$200/month	7 days
Holiday Decorations	\$75/week	7 days
Junk/Tree Waste	\$50/week	7 days
Landscape Maintenance	\$75/week	10 days
Sidewalk/Driveway Maintenance	\$250/month	10 days
Signs	\$75/week	7 days
Construction Fencing	\$100/week	7 days
Automobile, Boat, RV, Vehicle Storage/Moving Container	\$75/week	7 days
Temporary Structure as Dwelling	\$75/week	7 days
Trash Cans	\$25/week	7 days

If the lot has multiple violations, the fine amount will be assessed at the higher General Category of Violation amount.

The Association may increase the fine amount as appropriate as determined by the Board due to the severity, seriousness, extent, repeated violation, or wrongful nature of the violation.

**What if I Cannot Remedy the Situation in the Allotted Time Frame?**

Again, please get in touch with the office staff to discuss your situation and the expected timeframe for remedy. The office will allow for extensions of these timeframes in certain circumstances.

However, if a homeowner repeatedly delays the remedy with the same or different excuse each time, the office may determine that the extended grace period has expired, and the fines will apply.

**What if the Policy Needs Amendments?**

Meyerland Policies are, by nature, relatively easy to change (they may take several months to develop and then be approved by the Board of Directors). The Board will revisit this policy as needed and make any adjustments for unforeseen consequences. The Board may also expand the scope of the Policy, should this new Policy result in positive change for the Meyerland community.

Thank you for reading this notice. If you have any questions or concerns, please get in touch with the Meyerland office at **(713) 729-2167** or email [office@meyerland.net](mailto:office@meyerland.net).

Sincerely,

The Meyerland Community Improvement Association's Board of Directors