

Mohawk Trails Homeowners Association

VIOLATION/FINE RESOLUTION

MTHOA PROPERTY INSPECTIONS:

WHEREAS, the Board of Directors of Mohawk Trails Homeowners Association. is empowered to govern the affairs of the Townhouse Association pursuant to Article III, Section 3.10 of the Declaration states that "Directors: Powers and Duties. The Board of Directors may exercise all the powers of the Association, except such as are by statute, the Declaration, the Certificate of Incorporation or the By-Laws of the Association upon or reserved to either Members or the Developer."

WHEREAS, the Declaration of Covenants, Easements, Conditions, Bylaws and Rules and Regulations of the Mohawk Trails Homeowner Association, Article III Section 3.10, Letter E of the Declaration states that "To protect the rights of Members by enforcing the covenants, conditions and restrictions set forth in the Declaration."

WHEREAS, the Declaration of Covenants, Easements, Conditions, Bylaws and Rules and Regulations of the Mohawk Trails Homeowner Association, Article III Section 3.10, Letter F states that "To otherwise enforce and carry out the provision of the Declaration."

WHEREAS, Article VII, Section 7.01, of the Declaration states that "The Owner of a parcel or other portion of property shall keep the Parcel and all improvements thereon in good order and repair, including but not limited to watering of the lawn and shrubbery, and painting or other appropriate external care of the buildings and other improvements thereon, all in a manner and with such frequency as is consistent with good property management."

NOW, THEREFORE, BE IT RESOLVED THAT the following policy is adopted Inspection/Fine Policy
Mohawk Trails requires its managing agent to conduct an annual community inspection with the ultimate goal being to maintain property values.

Following the inspection performed in the Spring, identified deficiencies and necessary remediation will be brought to the attention of the individual property owner. Notifications, time frame and fines are as follows:

Fines regarding Community Annual Inspections Policy (done in Spring by the management company):

- Category 1, Minor Deficiencies for annual inspections include but not limited to:
 - Clean siding, repair or paint exterior door trim, gutter cleaning, exterior light repair, deck repair, garage door painting, removal or trimming overgrown shrubs or trees.
- These deficiencies must be corrected by **September 1st** of the current year, or submission of a correction plan for extension that includes matters of weather, contractor's schedule, parts on backorder etc.
- Category II, Major Deficiencies, include but not limited to:
 - Roof, entry steps, siding replacement, deck replacement, walkway leveling.
 - These deficiencies must be addressed with a correction plan submitted by September 1.

After identified deadline the following fine structure will be employed:

- Category I Minor will incur fines of \$100 with payment due within 30 days of correction September 1 due date.
- Category II Major will incur fines of \$200 if no plan for completion is submitted by September 1st. (a plan for extension that includes matters of weather, contractor's schedule, parts on backorder etc.)

FINES REGARDING SNOWSTORM PARKING

Winter parking regulations and restrictions are in effect from November 15- April 15. Specifically, residents are required to move all vehicles to allow for unrestricted access and plowing of all asphalt areas. Thus, please put your car in the garage. Failure to comply will result in plowing charges to cover the expense of return visits from the snow removal contractor. Resident cooperation is a necessary prerequisite to the successful clearing and removal of snow, and it is imperative that resident assistance be forthcoming.

With that said:

The Board realizes that many current occupants have more vehicles than their garages can accommodate, and neighborly arrangements have been made that work for those concerned.

The Board is asking that everyone watch for winter storm warnings during the winter months and move all vehicles out of Trunk Lanes and turn around areas. Garage your vehicle, park directly in front of your garage, or move your vehicle to off property locations. Our contractors will plow the Trunk Lines first to allow for vehicles to exit as soon as possible. They will return to clean areas in front of garages and walkways.

NOW, THEREFORE, BE IT RESOLVED THAT the following fines will be imposed regarding Parking on Community Properties during snowstorms.

Minor category of Parking in access lanes during snowstorms November 15 – April 15

- Homeowners will be fined for vehicles parked in access lanes per snowstorm policy.
- In addition to fine homeowner will be billed for the additional costs involved for plows to return and clear the lanes.

Should the deficiencies not be corrected by the identified deadline the following structure will be employed:

- Category I Minor will incur fines of \$100 with payment due within 30 days of infraction.

ADDITIONAL FINES REGARDING PARKING

On rare occasions homeowners may be directed to remove cars from vehicle lanes and in front of garages (for example to allow for driveway maintenance). If homeowners do not comply the fine of a Minor Category fine shall be imposed.

Minor Category II of Parking when management directs all drives to be cleared.

- Homeowner will be fined for all vehicles not cleared and incur fines of \$100 with payment due within 30 days of infraction.

For extenuating circumstances, please contact Kelly Wolfe, 518-281-0043, kelly.wolfe@edgewatermg.com

Board of Directors
Mohawk Trails Homeowners Association

Approved March 12, 2024