

SLATE RIDGE PROPERTY OWNERS ASSOC.
c/o HomeARCH Association Management
1209 Hill Rd. N #244
Pickerington, OH 43147

HomeARCH
ASSOCIATION MANAGEMENT

02/10/2025

Dear Slate Ridge Property Owners

In an ongoing commitment to maintaining the values and the aesthetics of our community, the Board of Trustees (Board) updated its enforcement policy regarding deed and rule violations. One of the main duties that is required by the Board is the enforcement of the deed restrictions and the rules of our community. This updated enforcement policy simplifies our previous policy and was approved at our 01/31/2025 Board of Trustees meeting. This new policy will become effective thirty (30) days from the date of this letter.

As you are also aware, the Board has hired HomeARCH Association Management to assist with various duties, and one of those duties is the time-consuming enforcements of our deed restrictions and the compliance process of any violations. In the coming months we will be creating an updated handbook for the community that will be an extensive guide and in a format that all owners will be able to utilize to assist them with all aspects of the community. In the meantime, we wanted to highlight some of the responsibilities that all owners are required to comply with the community's deed restrictions. The list below is not all inclusive but serves as a reminder of the most common violations.

- Trash, garbage, rubbish, garden waste, prunings, or other waste must be in containers and stored within a structure or concealed by landscaping or other materials as approved by the Board.
- Mailbox posts and mailboxes are to be of material and style as specified by the Architectural Board
- No inoperable vehicles are to be stored or parked on any lot for more than seven days
- No trailer, tractors, campers, boats, mowers, lawn or garden equipment, shall be stored or parked for more than seven days outside.
- All trees, shrubs, grass and plantings are to be maintained.
- No lot is to become overgrown or fall into disrepair and all dwellings are to be in good condition. This includes being painted or repaired to original specifications unless approved by the Board.
- All improvements, additions, structural modifications, fences, and outbuildings require the Board approval.

For those owners who currently are in violation, a "Notice to Cure" will be sent to you. We are requesting your immediate attention to remedy your violation. If you need assistance regarding your violation notice, please contact Stan Thomas of HomeARCH Association Management at the number or email below. You can also go to www.homearchmgmt.com and submit a "Violation Compliance" at your community portal. The community is listed as SRPOA in the "My Community" drop down menu and site registration is required.

Please look at the enclosed enforcement policy and if you have any questions regarding it, please feel to reach out to the Board of Trustees or to Stan Thomas.

Board of Trustees of the Slate Ridge Property Owners Association,

Sherry Baughman
President
Slate Ridge Property Owners Association

Stan Thomas
614-568-4700
stan@homearchmgmt.com
HomeARCH Association Management

SLATE RIDGE PROPERTY OWNERS' ASSOCIATION

ENFORCEMENT POLICY

- A. Notwithstanding anything contained in these Rules, the Board has the right to proceed, immediately or otherwise, with legal action for any violation of the Declaration, Bylaws, or Rules ("Governing Documents") as the Board, in its sole discretion may determine. The entire cost of effectuating a legal remedy to impose compliance, including court costs and attorneys' fees, will be assessed to the account of the responsible owner.
- B. The owner is responsible for any violation of the Governing Documents by the owner, or the guests, or the occupants, including tenants, of the owner's home.
- C. All costs stemming from any violation, including enforcement assessments, cleaning, repairs, or removal, will be charged to the responsible owner's account. The cost of notification to you of any violation is \$15.00. This cost is not an enforcement assessment and is the cost of administration of our enforcement policies and procedures.
- D. In addition to any other action and if applicable, in accordance with the procedure outlined below, the Board may: a) levy an enforcement assessment for damages and/or cleaning of the common elements or other property, or b) levy an enforcement assessment per occurrence or if the violation is continuous and ongoing in nature, levy an enforcement assessment per day, or c) levy an enforcement assessment for the approximate cost to physically remove the violation. For any violation of the Governing Documents that is continuous and uninterrupted for a period of more than 24 hours, each calendar day that the violation continues without interruption constitutes a new and separate violation.
- E. Prior to the imposition of an enforcement assessment for a violation, the following procedure will be followed:
 - 1. Written notice(s) will be served upon the alleged responsible owner specifying:
 - a. A description of the property damage or violation; and
 - b. The amount of the proposed charge (or, if unknown, a reasonable estimate of the proposed charge) or enforcement assessment; and

- c. A statement that the owner has a right to, and the procedures to request a hearing before the Board to contest the proposed charge or enforcement assessment; and
 - d. If applicable, a reasonable date by which the owner must cure the violation to avoid the proposed charge or assessment.
- 2. To request a hearing, the owner must mail or deliver a written "Request For Hearing" notice, which must be received by the Board not later than the tenth day after receiving the notice required by Item 1 above.
 - a. If an owner timely requests a hearing, at least seven days prior to the hearing the Board will provide the owner with a written notice that includes the date, time, and location of the hearing. If the owner fails to make a timely request for a hearing, the right to that hearing is waived, and the enforcement assessment will be immediately imposed; and
 - b. At the hearing, the Board and alleged responsible owner have the right to present any evidence. This hearing will be held in Executive Session and proof of hearing, evidence of written notice to the owner to abate action, and intent to impose an enforcement assessment will become a part of the hearing minutes. Within 30 calendar days of the hearing, the owner will be sent written notice of the Board's decision.
 - c. In the event of an enforcement assessment hearing, or court hearing, copies of complaints and the complaining party identity will be made available to the alleged violator.
- 3. The Association may file a lien for any enforcement assessment that remains unpaid for more than 10 days.