

INTRODUCTION TO MEADOW CREEK'S RULES

Our Meadow Creek rules help preserve and enhance the quality, aesthetic and value of our beautiful Community. Our "Governing Documents" (The recorded Plat, Articles of Incorporation, Bylaws and Declaration of Covenants, Conditions and Restrictions, aka, "Declaration") are foundational to our Organization but beyond that the supplementing Community Rules and Regulations "Rules and Regs" allow us to further clarify with more ease the changing needs of our Meadow Creek Community. They expand upon (or limit) the foundational rules and bring a relevant customization into our neighborhood. These Rules and Regs are easily changeable, while being consistent with the Governing Documents.

The Organization is also required to have an Architectural Control Committee (ACC) to help execute on the vision of the Organization. Anyone is free to join. This ACC is overseen by the Board of Directors for general compliance and this ACC is the entity that adopts, revises and molds the Rules and Regs by its own internal majority vote. The protocol is that Owners must apply for prior approval of property changes through the ACC. The Declaration requires that all plans and specifications for construction work and significant landscaping, excavation, filling and clearing within the Community obtain prior approval from the ACC. In unique situations these directives can be omitted for practical purposes at the Committee's discretion. These Rules and Regs delineate how all of this is done and form the basis for most decisions by the ACC. In the event of conflict, the recorded Declaration has precedence over the Rules and Regs. Beyond gaining permission for a significant home addition, the Rules and Regs is where you would look for the more simple rules on grounds upkeep with further information in our Governing Documents, including any procedural information.

Again, the overview is that the Governing Documents have laid the groundwork to maintain the value of our homes and the Rules and Regulations, through the vehicle of the ACC, then further the vision of good design and land use by carving out more enhancing, advantageous rules to protect it. These rules cover the range from fence height to paint color to grass color.

The benefit of having a Committee that both delineates and abides by its own set of guidelines is that it is a dedicated group who's Members commit themselves to the careful consideration and conversation of what defines the aesthetic and optimizing needs of the Community, while remaining respectful of Members' homes, lives and livelihood. Not all Members may wish to be involved in the decision process and having the separate Committee gives Members that free choice. The carefully curated allowances and requirements help the Community fulfill its mission.