

WYNGATE TOWNHOMES HOA POLICY

Interference Policy

WHEREAS:

The Board of Trustees (BOT), Wyngate Town Homes HOA is empowered by the CC&R's to establish and enforce rules and procedures and contract with companies, individuals and establish enforcement committees which enhance the community's proper functioning and appearance, and:

The residents of the community are obliged to not hinder those same contractors, individuals and committee members acting on behalf of the BOT and community in the performance of their assigned duties.

THEREFORE:

By the authority specifically granted in the CC&R's the following shall become Policy and fully enforceable January 1, 2009 until revoked upon a vote in the affirmative by the Board of Trustees at a regularly scheduled HOA Meeting.

1. No Wyngate Homeowner, Renter, or their Invitee's shall interfere with:
 - a. The process of Parking Enforcement. This specifically includes actions by Contractors and Parking Committee members engaged by the Board for the purposes of Parking Monitoring and or Enforcement.
 - b. Access to backyards by contractors necessary to perform routine yard care or systems maintenance.
 - i. Homeowners/Renters must not interfere with or intimidate contractors.
 - ii. Pets must not interfere with or intimidate contractors.
 - iii. All systems, including internet and television systems, must be accessible.
2. Interfering behavior is identified as, but not limited to, foul or abusive language, obstruction or interference with any equipment used by contractors in performing their duties, physical violence, or any type of threat.
3. Any interference deemed inappropriate as described in 1 and 2 above, shall be subject to the following process:
 - a. Information will be submitted in written form to the board describing the incident which includes, but not limited to the following:
 - i. The name(s) and address(es), when known, of the parties involved.
 - ii. A description of the incident including any vehicle or other property deemed as an interference.

- iii. The Board will review the incident to determine if the incident rises to a level where further action is required. If further action is required:
 1. The BOT will give written notice to the individual(s) and/or homeowner that action is pending and that a fine may be imposed.
 2. The individual(s) and/or homeowner involved will have two calendar weeks from the date of notification to submit a written appeal to the Wyngate management agent.
 3. The BOT will give due consideration and judgment to any written appeal within two calendar weeks of receipt.
 4. If the BOT denies an appeal it may levy a fine up to \$250.00 against the HOA account of the addresses participating in the incident.
- b. Any fine imposed by the BOT for violations of this policy must be paid in full not more than one billing cycle after the date of the incident. If unpaid thereafter will be immediately turned over to a collection agency with collection charges and interest applying until paid in full.

THEREFORE:

Upon a motion duly made, seconded and carried, the Board of Trustees of Wyngate Townhomes Homeowners Association adopted the above policy at its regular meeting held November 20th, 2008.

Authority:

Wyngate Townhomes CC&R:
Article 6.03(d)
Article 12.01(h)
Article 12.02
Article 12.03