

MOUNTAIN VIEW IMPROVEMENT ASSOCIATION

PROPERTY MAINTENANCE GUIDELINES AND COMPLAINT PROCEDURE

Adopted at the September 13, 2001 Annual Meeting

It is the intent of the association to encourage all residents to maintain their property to keep up the aesthetic value of our neighborhood. It is not the intent of these bylaws to single out any family/families for lack of maintenance, but to insure that all members comply with the generally accepted and common values for the upkeep of our properties.

Property Maintenance Complaint and Notification Procedure

Residents who feel that a property is deficient in maintenance should send a signed and dated letter to an association board member detailing the maintenance problem. Upon receipt of two or more letters, the association will contact the authors of the letters to formulate an exact definition of the maintenance problem. With this information the association will send a letter to the resident informing the property owner of the maintenance problem. This letter will request a response within two weeks by the Property owner defining a plan or time line for the correction of the problem.

The Mountain View neighborhood has many skilled and talented residents. If the property owners would like help correcting their problem the association would be happy to publicize this request for assistance in the next newsletter.

Typical maintenance problems, covered by this procedure, include but are not limited to:

- Chipped and peeling paint
- Overgrown landscaping
- Dead Trees
- Lawn maintenance
- Excessive weeds
- Broken windows
- Litter, debris, construction materials
- Material piles (piles of gravel, wood chips, lumber, landscaping materials, etc., which remain for an extended period of time).

All Resident complaints will be kept in confidence.

Recorded with the September 13, 2001 Annual Meeting Minutes

Sara E. Thomas

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Secretary/Treasurer