

FAQs of the Architectural Control Committee at the Heights at Meadow Springs Homeowner's Association

- **Where are the Covenants of the Homeowner's Association and how can I get a copy?**

Every homeowner received a copy of the Covenants at the closing/signing of documents for your home. (You should have received one before that from your realtor). If, for any reason you can't find your copy, just send an email to: heightshoa2024@gmail.com and we will send you a copy.

- **Are we bound by HOA Covenants that we didn't know about?**

Yes.

- **What do the Covenants cover?**

The Covenants cover a variety of house, outbuilding, antenna equipment, lighting, storage, landscaping, fence and lot conditions that were assessed by the developer to have the purpose of "enhancing and protecting the value attractiveness" of the homes and lots at the Heights at Meadow Springs. Besides administrative procedures of the HOA, the Covenants include allowed uses and constructions and appearance details of your home and lot.

- **How do I go about getting approval or guidance on "home improvements" that I'm considering adding such as fences, play equipment, gazebos and the like?**

First, check your copy of the CCR's to see what's covered. You may not need further approval. For any questions or for a copy of the approval form, contact any member of the ACC committee through the <https://theheightsatmeadowsprings.com> or by email at: heightshoa2024@gmail.com

- **How will I know if I'm violating the Covenants?**

Your neighbor may gently tell you in a friendly way. Then you'll get a courteous reminder letter from the HOA once it comes to the attention of the Board or the ACC committee.

- **What are the most reported violations of Covenants?**

The most common complaints the ACC receives is for parked vehicles, including boats, trailers and motor homes which are parked in front of houses on the street or in driveways for long periods of time. The second is the failure to keep garbage cans screened from view from adjacent lots or the street. A third is to keep all swings and slides and similar backyard play equipment at least seven feet from all fences located on or near perimeter lot lines.

- **What can I do if a homeowner has created a condition, like a repeatedly parked vehicle, that is not in violation of the Covenants, but which I consider annoying or dangerous?**

Check the Municipal Code of the city of Richland, available through their website at: <https://www.codepublishing.com/WA/Richland> There are conditions not addressed in Covenants that are prohibited under the City Code. There are some conditions that are more strictly controlled under the City Code than under our Covenants. The City of Richland has Code Compliance Officers who will contact the offending party and make sure the conditions at the home or on the street are "brought up to code".

- **Are home solar installations allowed at the Heights at Meadow Springs?**

Home solar is not only allowed, but also encouraged and we have both active and passive solar installations on homes here. However, these do not include the DIY contraptions one can occasionally see hanging off rooftops around the Tri-Cities. If you are thinking of adding solar panels to your home, please contact the ACC and we will work with you to ensure a pleasing and effective solar installation.

- **How long does it take the ACC to respond to a request for approval?**

Once the ACC has received a completed request form with the needed plan and/or illustrations, we will send it out to our members and get back to you as soon as possible, usually within a week. Sometimes, members are out of town, and we will need to work around an absence.

- **Can we members of the HOA change or add to the Covenants?**

Yes, the Covenants may be changed or updated through action of the board and a vote of the homeowner's association during the annual meeting in April.