

Meadow Run Homeowners Association, Inc.

GRIEVANCE PROCEDURES

The Grievance Committee should consist of no less than 3 members and should be owners and not members, or related to, MRHOA Association Board of Directors. There may be more than 3 members but the Committee must always consist of an odd number of members. All meeting(s) should be duly posted at least 48 hrs. in advance. There must be a chair person and minutes must be kept of the meeting by the Chairperson. The minutes must be in writing and turned over to the Community Manager for record keeping.

1. Once the Association determines a non-compliance has occurred and if a subsequent fine is determined and levied, notice is to be sent to the homeowner no later than 14 days by registered US mail. Non-compliance fines can be assessed up to \$100/day for a total of 10 days for each violation.
2. Notification to owner will state the fining amount per the alleged violation per deed restriction(s) as set forth in the Meadow Run Covenants, and/or Rules and Regulations, and CH720.305 (2)(b)
3. The owner will be given an opportunity to request a hearing before the Grievance Committee to respond and defend charges, including the right to present evidence and to provide written and oral argument on all issues involved, and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Committee.
4. If the owner chooses to request a hearing before the Grievance Committee, he must contact the Sunstate Management Community Manager to set up a date for the hearing. The Grievance Committee should try to accommodate the owner's requested hearing date.
5. After reviewing all available documents of record regarding the violation(s) provided by the Community Manager and viewing the violation in person (if possible), a decision will be made by the Grievance Committee to either uphold the fining set by the Board or not to uphold the fining, or to recommend a different fining amount in accordance with F.S. CH720.305(2)(b). The Committee will submit their written findings to the Association Board and the owner in a timely manner.
6. If the Committee does not uphold the fining, no fining will take place.
7. If the owner is fined and does not respond to correct the violation and pay the established fine, the Association will request mediation between the owner and the Association to remedy the matter. If this fails, the Association may proceed with a court filing.

Revised 04-21-2016

William Peck
MRB Sec.

4/20/17