

The Legends Homeowners Association
Proposed Rule Regarding Right to Correct Conditions

Background The Declaration of Covenants, Conditions and Restrictions for The Legends Subdivision lacks a provision to enter onto a private lot in the subdivision. In some cases, this is necessary to correct a problem or dangerous situation, adjust or close a utility connection, perform landscape maintenance, remove debris and so on. The purpose of this rule is to give the Legends Homeowners Association and its assigned contractors the authority to enter onto any private lot in the Legends Subdivision for these or similar purposes. This rule is adopted by the Architectural Control Committee of the association under authority of Section 3 of the Declaration of Covenants, Conditions and Restrictions for the Legends Subdivision.

Proposed Rule In the event any Owner shall permit any improvement or landscaping on a Lot to fall into disrepair so as to create a dangerous, unsafe, unsightly or unattractive condition, the Board of Directors of The Legends Homeowners Association, upon 10 days prior written notice to the Owner of the Lot, shall have the right to enter upon the Lot and into any unoccupied or abandoned building or structure thereon for the purpose of making corrections or repairs or to perform landscape or other maintenance activities. The Owner shall be personally liable for all costs incurred in performing these acts by the Association or its contractors. If unpaid, these costs shall be subject to claim of lien and collectable by the Association under authority of Section 9 of the Declaration of Covenants, Conditions and Restrictions for The Legends Subdivision.

Adoption of Rule The Architectural Control Committee of The Legends Homeowners Association hereby adopts this rule and the Board of Directors confirms that this rule has been properly adopted and now has the same force and effect as if set forth in the Declaration of Covenants, Conditions and Restrictions for The Legends Subdivision

for the Architectural Control Committee


Greg Wardein, ACC Committee Chair


Darren McGrath, ACC Member

for the Legends Homeowners Association


Steve Berch, Secretary

11/23/08
Date