

PO Box 171
Lewis Center, OH 43035



**October 30, 2016
Resolution**

The Villages of Oak Creek Homeowners' Association

Board Members

- a) Joe Stock, Trustee
- b) Tim Stadt, Trustee
- c) Michelle Sherer, Trustee


The Board had implemented a standard deed violation penalty on October 13, 2014. There is a \$25.00 per week per penalty for each property violation if not corrected. This was also posted in the Winter 2015 VOCHOA newsletter that was mailed out with annual dues.

If a homeowner files a written complaint through email to the Board and property management company, that potential deed violation will be investigated with 30 days. If in violation, the management company will send a letter or email to the property owner describing the violation.

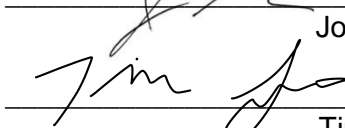
Typical violations will include but not limited to:

- Gravel driveways
- Poor landscaping, excessive weeds, unmaintained shrubs
- Trash or junk on the outside of the property
- Discolored home exterior trim
- Deteriorated concrete or asphalt driveways
- Deteriorated concrete sidewalks
- Deteriorated decks
- Deteriorated gazebos and pergola
- Above ground pools
- Sheds
- Unauthorized exterior building additions, improvements, decks, and patios
- Trash cans not screened behind fencing or shrubs. Trash cans and recycle contains cannot be left in sight.
- Campers, boats and trailers left in driveway or street for more than 48 hours.


Approval:



Joe Stock, Trustee



Tim Stadt, Trustee



Michelle Sherer, Trustee