

Hillbrooke Highlights

- Board can suspend voting rights and use of common areas for:
 - Not resolving a violation within 30 days
 - Not paying association fees
 - Misuse of common areas (can only suspend for 60 days)
- A lien can be placed on a house for:
 - Not paying association fees. (4.01a)
 - Not paying special assessments for capital improvements. (4.01b)
 - Failure to maintain property. (8.02b)
- No sale or transfer at foreclosure shall relieve the personal liability for any assessment. (4.01e)
- Association is allowed to carry forward any balances from year to year. (4.03)
- Assessments are prorated for new property owners. (4.04a)
- May increase yearly dues up to 10% per household without a vote. (4.04b)
- Can increase dues more than 10% with 2/3 vote. (4.04c)
- Association may impose a special assessment, not to exceed in aggregate the annual assessment, without voting for:
 - Unanticipated operating expenses
 - Cost of construction or reconstruction of a capital improvement
 - Repair or replacement of a capital improvement on common property. (4.05a)
 - A parcel assessment may be levied at any time by the Association against a particular parcel of land for the parcels exclusive expenses. (4.05b)
- Any time an increase in excess of the annual assessment is proposed for special assessments or if an annual dues increase exceeds 10%, households have to be given 30-60 days written notice to attend the meeting. (4.06b)
 - A quorum of 30% of total votes must be at the meeting for the Board to approve such an increase.
 - If 30% aren't present, a second meeting needs to be held given 60 days notice and a quorum of 20% is needed. If 20% aren't present, the Board can take action without voting members. (4.06b)
- The Association may specifically assess an individual owner for expenses specific to that owner's property (4.12)
- The ACC has to have either 3 or 5 members for a term of 1 year. (5.01a)
- ACC must have a published document of its Design Standards. (5.05b)
- ACC shall have meetings at least once every 3 months. (5.04a)
- ACC has 30 days to approve or disapprove a modification otherwise it is automatically approved. (5.09)
- Any structure erected, placed, altered or maintained in violation of the ACC may be subject to fines and or abatement (5.11)
- ACC approval is not in any way a warranty on the engineering or structural integrity of the plans submitted nor does it absolve the owner from seeking local governmental approval (5.15)
- Fences must be approved by ACC. (6.09)
- Altering driveways must be approved by ACC. (6.10)
- Installation of clotheslines, dish and antennae must be approved. (6.11)
- Garbage cans and wood piles must be concealed by plantings or a fence. (6.12)
- Commercial and recreations vehicles are only allowed on lot for 48 hours. (6.14)
- Playground equipment only allowed on rear of lot. (6.15)
- Permanent basketball goals must be approved by ACC. (6.15)
- No above ground pools permitted. (6.15)
- No animal shall be allowed to become a nuisance. No agriculture animal allowed. (6.17)

- Failure to resolve a violation within 30 days gives the Association the right to enter the property and resolve the violation at the owners expense (abatement). (8.02)
- Proposed amendments to covenants must be given at time of the meetings notice. (9.03a)
- 2/3 vote must be met for any amendments to be passed.
- Replacement insurance is required for common areas. (11.07a)
- A special assessment made be made if insurance doesn't pay for full replacement of structure. (11.07)
- If an ACC violation is made, the homeowner is given 30 days to correct after which the Board can access the property to fix the violation. All fees can be included in a lien against said owner. (8.02b)