

## Meridian HOA Board Meeting

Date and Time: 08/06/09 at 6:30 PM

Venue: Starbucks inside Target in East Lewisville, TX

Attendance: Jason Nash, Saul Freedenberg, Rahul Puttagunta, Jacob Thomas and Aby Mathew

Agenda: To resolve outstanding issues with Architecture review committee (ACC) and draw up an outline with which the ACC can approve or deny outstanding modification requests or Architecture violations.

Discussions:

Jason Nash presided and guided the discussions in his capacity as President of the HOA Board in the absence of Tonya Martin from CMA Management.

The Board discussed the issues that were deadlocked because of the recent issuance of notices to 209 residents in the community who made modifications to their yards without the approval of the ACC. The board was unanimous in decisions about the fact that we need to review each and every case presented before the ACC with the thought, that would any of the modifications affect the value or diminish the value of the homes.

The following issues were discussed during the meeting:

- 1) Back yard trees can be any tree as long as it is 5 feet away from the yard fence and is not a fruit bearing.
- 2) Fruit bearing trees can only be planted in the backyard with the approval of the ACC. Consideration will be given to the size of the yard and the homeowner will have to give specific details about the kind of fruit bearing tree that will be planted. Fruit bearing trees have to be at a minimum of 10 feet distance from fence.
- 3) Any kind of other plants, creepers, vegetable gardens ~~also have to be at a minimum distance of 5 feet from the fence.~~ **CANNOT BE ALLOWED TO TOUCH FENCES/SUPPORTS.**
- 4) Dead trees in the front yard needs to be replaced at the owners expense. The replacement tree has to be a minimum height of 7 feet and should have a minimum girth of 2 inches. No fruit bearing trees are allowed in the front yard.
- 5) Yard Art (statues, figurines) is allowed only in the front porch of the house. Only 1 yard art is allowed without submission and approval of the ACC. The size of the yard art that is allowed without ACC approval has to be within 18 inches height. The homeowner needs to submit for approval for any other yard art that they intend to put anywhere else on the front yard. Yard Art is also allowed in the front flowerbed after approval by the ACC. Yard art regulations and stipulations do not apply towards the backyard of the home.
- 6) Only 3 flowerpots of clay or other similar materials are allowed in the front porch without approval of the ACC. Any time a home owner wants to put more flowerpots in the front porch, it needs to be approved by the ACC. The ACC will approve or deny

- such requests based on the size of the front porch, material of the flowerpot, size and color of the flowerpot. Plastic flowerpots are not allowed in the front yard.
- 7) Window flower boxes are allowed in the community with the approval of the ACC. The approval will be based on the material of the window flowerbed box.
  - 8) Hanging flowerpots in the front porch are allowed on approval by the ACC based on color, size and material of the hanging flowerpots
  - 9) Front yard landscaping modifications have to go through the ACC no matter how small or large the modification request is. The over all height of the modification to the front yard landscaping cannot exceed 18 inches.
  - 10) Single color stones or landscaping bricks are to be used through out the landscape project. Any kind of variations in color of stones/bricks that may diminish the home value will be rejected by the ACC.
  - 11) Plastic edging and colored plastic edging for flowerbed landscaping and tree bed landscaping is allowed only by approval of the ACC.
  - 12) Stones used for landscaping should be mortared together. If they are not mortared together then they must be stacked neatly and uniformly in an order without overlaps.
  - 13) Edging bricks used for landscaping have to be joint together edge to edge without gaps.
  - 14) Home building bricks laid loosely without mortaring are not allowed for front yard landscaping.
  - 15) Wooden box landscaping or wooden material is not allowed for landscaping the front yard. Some exceptions may be allowed on review and discretion of the ACC committee.
  - 16) Any landscape modification will be approved by the ACC only on owners responsibility to maintain the landscaping neatly in the event of wear and tear over time.
  - 17) HOA has the right to issue notices to homeowners that do not have mortared stones or joint edging bricks and these modifications keep falling apart on a regular basis.
  - 18) Any homeowner embarking on a project (fire-pits, pergolas, back enclosures, swimming pools, etc.) involving city code compliance requirements will be issued approval with a remark stating that the homeowner needs to be in compliance with city permits and licenses.
  - 19) Backyard sheds need to color matched with the color of the home.
  - 20) ACC and board can send suggestions to CMA on dead trees in the community and other issues which may be in violation of the ACC rules and regulations.
  - 21) New homeowners who bought a house in the community that was in violation of the ACC rules and regulations before they bought their homes, will have to remedy the violations without exception.
  - 22) Every homeowner who gets a denial from the ACC for a request for modification, has a recourse to appeal to the HOA board after a second appeal with the ACC for reconsideration.

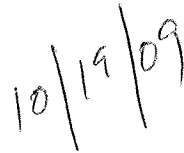
The board members had requested the presence of Mr. Joseph Cole, chairperson of the ACC, to be in attendance for the meeting from 7:15 pm. The board heard the concerns and recommendations of the ACC and advised on the future evaluations of the ACC to homeowners request for modification. The ACC was reminded to keep in mind the forethought: 'Does this request for modification/s diminish the value of the home'.

The board strongly advocates a 'grandfather' clause for most of the landscape modifications done by the homeowner in the front yard without approval of the ACC as long as they are only in violation of the height requirements for landscaping set by the board. The 'grandfather' clause will be in effect after the board decides on a date for such a clause from when onwards no modifications done without ACC approval will be allowed in the community.

The board has requested that these new regulations go in effect as soon as it is approved. The approved rules will be updated to the community members by means of the Meridian HOA website and the next scheduled newsletter.

The board has requested CMA to ask the compliance officer of the community to facilitate a community walk through with one or more of the board members on their next compliance visit or future convenient compliance visits.

The meeting was closed at 9:05 PM.

A handwritten signature in cursive script, appearing to read "Athen".A handwritten date "10/19/09" written in a vertical orientation.