

Glen Eden Compliance Rules

The Glen Eden Homeowner's Association Bylaws and Amendments (governing documents) contain rules that guide the association members on what is acceptable and what is prohibited. These rules address numerous aspects of the exterior of a resident's home including roof tiles and colors, exterior paint, landscaping and driveway/street parking etc. Depending on the rule, there is a likely a corresponding committee that is empowered to enforce these rules.

To address a subset of these rules, the association and the Board of Directors (BOD) have established a Compliance Committee. This committee will survey the neighborhood from time to time and issue "Compliance Requests" in the form of an email. These emails copy the resident, as well as the BOD and guides the resident on what is out of compliance (some may have photos attached for clarity). These Compliance Requests will require a response from the resident in order to acknowledge receipt, reference the section of the governing documents where the rule is explained and will then be tracked for follow up by the committee until the Compliance Request is closed.

Compliance Requests are sent routinely during the year, in addition to an annual compliance walk-through. The walk-through inspections are usually conducted in the 3rd quarter, a report generated for the BOD Annual Meeting and followed up in the subsequent weeks after the meeting. The walk-through is designed to be an overall check of a resident's compliance with all rules including, but not limited to, roof, sidewalk, driveway, and walls against categories including: mold, cleanliness, repairs, and other observable non-compliance indications. Homes are also checked for various other criteria that is spelled out in our community bylaws and rules.

Below is a list of most of the violations along with their referenced section within our governing bylaws:

- Roof Cleaned (7.26)
- Nuisance (7.7) (example might be playing loud music outside after 11:00PM)
- Sidewalk Cleaned (7.26)
- House Walls/Trim Cleaned (7.26)
- Trash Cans Left Outside (7.16)
- Storage of Items Outside the House (Roof Tiles, Pavers, Household Items, Etc.) (7.26)
- Renter or Family Member Occupying Home Without Application or Notification (7.2 & 10.1)
- Pick-up Truck or Commercial Vehicle Parked In Driveway Overnight (7.11)
- Vehicle Parked on Sidewalk (7.11)
- Vehicle Parked on Street Overnight (7.11)
- Landscaping in Need of Water (5.1)
- Alterations to Exterior without Arc Approval (6.1)

We highly encourage our residents to be vigilant if they notice something, as the committees are small and cannot always be everywhere. Your help is valuable and we greatly appreciate it.