

**Mountain Brook of Madison
Home Owners Association
94 Clearbrook Court
Madison, AL 35758**

**YEAR END SUMMARY
OF ACTIONS TAKEN IN 2012**

RESOLVED the issue of the Muhbubani property. It was never annexed into the subdivision. We asked the Muhbubanis to advise any future buyers of any of the three lots that they are not eligible for association benefits.

CLARIFIED the federal regulations pertaining to satellite receivers. We cannot restrict the installation of antennas that are less than one meter (39.37”).

POOL KEYS. We decided to charge \$5 for replacement keys.

THE LISKA HOUSE. We identified the current owner and discovered that there are several federal tax liens against the house that exceed its reasonable value. There is no hope that our liens will ever be paid. Our new City Councilman, DJ Klein, has agreed to work with the city to try to get the property repaired or torn down.

COVENANT ENFORCEMENT. We formalized and initiated our covenant enforcement procedures and fines, if needed. The homeowner in violation will get a friendly, non-threatening letter asking them to fix the violation. After ten days, if no action has been initiated, they get a formal letter, ten days later another formal letter and ten days later a registered letter assessing the fines. Should the same violation occur in the calendar year, the homeowner will get the next letter in the series that would have been applied if the violation was not fixed the first time. We had twenty two identified violations in 2012 and all but two have been settled. Two will carry over into 2013. Fines were confirmed to be \$50 per violation plus \$5/day for use violations and \$100 plus \$5/day for architectural violations. No fines were assessed in 2012.

GARBAGE CAN POLICY. The standards were amended to clarify

when cans can go to the curb and when they need to be returned to concealed storage. They can go out the evening before scheduled pickup and do not have to be returned to storage until the next evening.

FENCE POLICY. The standards were amended to allow three types of fencing, Box-style, arched top, and conventional dog eared types are allowed. The approved stain is Behr semi-transparent TUGBOAT SC 141

YARD SIGNS. The standards were amended to specifically prohibit political signs. Fine for violation: \$50 if not removed in five days of the date of the notification letter and \$50 per day if erected within five days of an election.

CAPITAL RESERVE FUND. The board approved the Capital Reserve Fund Plan (attached). The target fund will drop from \$36000 to \$26000 once any expenses related to the Zierdt Road widening project are know and paid.