## Piper Meadows Homeowner Resource "Where to find it?"

<b>Topic:</b> these notes are designed to be a helpful tool for homeowners; they are not all-inclusive; refer to specific document for greater detail and information	Page # Piper Meadows Offering Plan = PM HOA Bylaws = HOA
Board of Directors	112-17 HOA
Election, officers, terms, meeting logistics	
<ul> <li>Determine and collect assessment fees</li> <li>Increase and collect fees needed for maintenance</li> <li>Maintain insurance for HOA, BOD</li> <li>Restore/repair property of Association</li> <li>Determine rules &amp; regulations for Association</li> <li>Collect delinquent assessments, settle issues</li> <li>Pay all expenses and taxes</li> <li>Maintain record of actions</li> <li>Assessment certificate</li> <li>Grant easements and right of way</li> <li>Dedicate or transfer part or all of land owned by HOA</li> <li>Enter agreements w/ other HOAs</li> </ul>	114-15 HOA
Budget/Assessment Fees	
First Year Operating Expenses & Reserves	11 PM
Insurance & info on budget estimates	13-15 PM
Bylaws  Certifications and Builder Articles	108 New Home Manual 120.1 HOA
Declaration, Enforcement, amendment and Duration	101 PM
30-day notice for changes; voting	101 PM
<ul> <li>Certificate of Incorporation of Piper Meadows Association – NY</li> </ul>	106 PM
not-for-profit (non-charitable organization)	100.141
Finances and Records, Amendments	118 HOA
HOA Committees	117 HOA
Architecture & Nominating Committees	
BOD may designate additional committees	

HOA Organization	
	1 PM
, , , , , , , , , , , , , , , , , , , ,	1 PIVI
Collection and timing of fees by MB	
	110 1104
• Finances	118 HOA
HOA Restrictions & Rules	00 101 DN4
	99-101 PM
No signs, except prof "shingle." BOD approval for 'For Sale' signs	
<ul> <li>Pets: dogs on leash; may prohibit certain breeds; invisible fence with BOD approval</li> </ul>	
Any fence or privacy screen plantings need Architectural	
Committee/BOD approval	
No trash kept on property	
Antennas, satellite dish, etc. need Architectural Committee/BOD	
approval	
No noxious or offensive activities	
No Oil drilling or mining	
Temporary buildings require BOD approval	
Trees and slope controls	
<ul> <li>Snowmobiles, ATVs, etc. need BOD approval and must meet</li> </ul>	
town code	
No commercial or professional activity	
<ul> <li>Storage of RVs or other similar vehicles for greater than 72</li> </ul>	
hours is prohibited	
No outdoor repair work	
•	
some exceptions	
Clotheslines or outdoor drying of clothing/bedding need BOD     approval	
approval	
No chain link fences     Shada atomasa write on similar atmost was an arrabibited.	
Sheds, storage units or similar structures are prohibited	06.084
	96 PM
On HOA lands and common areas; BOD liability; homeowner;  fidelity band	
fidelity bond	
Offering Plan	i
	New Home
-	Manual
Responsibilities of HOA/Homeowners/Town (see separate	
Maintenance Responsibility Chart distributed to homeowners)	