

Window Covering Policy

Scope

This policy pertains to all windows, except those inside first floor patio walls, on all homes in Quail Landing. The care, maintenance, and repair of any and all window screens and window sun screens shall be the responsibility of the homeowner.

Details

All windows shall be covered with regular window screens at all times. The screens shall be kept in good condition. This means no bent frames and no screens with cuts or tears in the screen fabric. These screens shall be kept securely fastened to the screen framework at all times.

All upper level front and back windows shall be covered with approved sun screens at all times.

The screens shall be kept in good condition. This means no bent frames and no screens with cuts or tears in the screen fabric. These screens shall be kept securely fastened to the screen framework at all times.

When a homeowner has the dark sunscreen fabric replaced, it is the homeowner's responsibility to insure that the replacement sunscreen is of the shade/color as are the others in Quail Landing. Any questions on sunscreen shade/color shall be directed to the Quail Landing Board of Directors.

All regular window screens and sunscreens shall be kept clean at all times.

Enforcement/Penalties

Violation of any part of the above policy will first be addressed by a letter to the homeowner. This letter will detail the violation and give the homeowner thirty (30) days to correct the problem. If the violation is not corrected by the thirtieth day, the homeowner will be fined \$50. If the violation is still uncorrected by the sixtieth day, the fine will increase to \$100. At the end of the sixty day period, the Quail Landing Homeowner's Association will take steps to correct the violation. The homeowner will also be responsible for costs associated with such repairs. Such costs will be over and above all fines levied.

Lien Against Home

If the homeowner does not pay the fines within sixty (60) days of the time such fines are levied, the dollar amount of the fines will be placed as a lien against the home.

Effective Date of Policy: This policy effective August 20, 1996 by vote of the Quail Landing Homeowner's Association Board of Directors