

Zoning and Covenants Committee Mission and Vision

HSIA Zoning & Covenants Committee Mission Statement

Our mission is to meet the needs and desires of the majority of homeowners and residents of Hillsmere Shores by striving to make our Community a pleasant, well-kept, and harmonious place in which to live. We plan to accomplish this through improvement of the Covenants and Community rules, enlightenment of the residents regarding the Covenants and Rules, and appropriate enforcement of the Covenants, Rules and County Zoning requirements. Our mission and vision statements are supporting of the overall HSIA Mission and Visions.

HSIA Zoning & Covenants Committee Vision

Our vision is a community that is harmonious where neighbors and residents willingly abide by the HSIA Covenants/Rules and the applicable County Residential Ordinances.

Our vision includes the following descriptors:

- Our residents feel that the HSIA Z & C Committee is responsive to their needs.
- Our residents believe that the Hillsmere Shores Covenants and Rules are reflective of their needs and desires.
- Our residents are satisfied that the Covenants and Rules are fair and reasonable.
- Our residents are satisfied that the H.S. Covenants, Rules and Zoning requirements are fairly and equitably administrated.
- The HSIA Z & C Committee is responsive to the residents of H.S.
- Because of our Covenants/Rules, our community is a better place to live.
- Because of our Covenants/Rules, our community is a harmonious place to live.
- Hillsmere Shores continues to be a desirable place for families to move to.
- Our average property values continue to rise.
- Our Community is able to continue to use its proximity to the South River and the Chesapeake Bay as a valuable asset.
- Our community is safe and well kept.

HSIA Zoning & Covenants Committee Action Plans

“The Zoning & Covenants Committee investigates complaints of zoning, covenant and/or HSIA rules violations; Attempts to resolve complaints by contacting violator; Files complaints with authorities when necessary; Follows up on all complaints to ensure they are resolved.”

1) Publicize the HSIA Covenants/Rules widely among Hillsmere Shores residents.

- HSIA Website
- Sea Breeze
 - Publish complete Covenants and Rules once per year
 - Publish relevant Covenants and Rules by season
- Pamphlets
 - Pamphlet of Covenants and Rules to be available at the annual “Come & Get It Day”
 - Pamphlet of Covenants and Rules to be available at all General and Board meetings.

- Pamphlet delivered to new residents by Welcoming Committee
- General Meetings discussions regarding Covenants and Rules.

2) Increase the awareness of the needs and concerns of all Community residents by the HSIA Board as well as the Zoning & Covenants Committee.

- Develop a questionnaire to be published periodically in *the Sea Breeze* to solicit information, concerns, questions, etc.
- Provide an opportunity for regular contact with the Z & C Committee via email through the HSIA email address.
- Make regular reports to the Board on Committee activities and questions/concerns received by the Committee.
- Make Committee members available for one-on-one contact at all General Meetings.
- Learn/know Community history.

3) Research the County Residential Zoning rules that apply to our Community and establish contacts in the County Government that can help us with interpretation and questions. Establish a knowledge base of the County's residential zoning restrictions as they apply to our Community so that we may share such knowledge with all residents.

- Utilize A.A. County Code website
- Utilize contacts within the County Government
- Establish a relationship with the zoning officer assigned to our area so that he/she can:
 - help us in interpreting zoning restrictions
 - answer questions we may have
 - assist us in enforcement matters.
- Tap into resources and/or peer committees in adjacent communities.

4) Field questions and/or complaints from our Community residents regarding our Covenants, our Rules, and County Zoning requirements.

- Research Questions in a timely fashion
 - First response time target: acknowledge the receipt of question/complaint
 - Average no more than 5 days from initial contact
 - Educated answer time target: average no longer than 2 weeks

5) Enforce HSIA Covenants/Rules and help resolve violations.

- Use common sense and level headed thinking to help people resolve problems or conflicts.
Contact residents on violations
 - Contact those in potential violation within 2 weeks of determination
 - Resolve in a harmonious manner if possible, any violations brought to our attention within 6 weeks of first contact.
 - When a satisfactory resolution cannot be reached, appropriately employ legal remedies:
 - When the violation appears to be a violation of County law:

- When the apparent violation is deemed to affect our Community at large, the Z & C Committee will file a complaint with the County and request their assistance in bringing about compliance.
- When an issue/violation is not one that, in our opinion, affects our Community at large, then provide information to the complainant on how/who to contact in the County Government.
- When the violation appears to be a violation of HSIA Covenants or Rules:
- Consult with the HSIA Board of Directors as to how they wish to handle the violation.

6) Establish contacts in other Community Associations

7) Help others in HSIA with questions regarding our Covenants, Rules, or Bylaws

8) Coordinate changes to our HSIA Covenants, Rules, and Bylaws