

Zoning and Covenants Committee Principles

HSIA OPERATING PRINCIPLES AND GUIDELINES

Our approach to complaints and violations of Hillsmere Covenants and/or Rules will be that of a “small town” approach, appealing to community spirit as our primary tool but prepared take legal action when appropriate. We will use common sense and level headed thinking to help people resolve problems or conflicts.

- We will carefully document all complaints and progress regarding those complaints.
- We will keep names of complainants confidential.
- We will accept anonymous inputs on concerns or potential violations but will only act upon them if we determine that it warrants our attention.
- We will make regular reports to the HSIA Board of Directors (at least bimonthly).
- We will be cognizant of Community history including longtime residents.

It is not our intention to supplant the role of the County or State enforcement agencies. When residents see someone breaking the law, they should call the County authorities.

- When it comes to apparent violations of County code, we will leave it to the County to enforce their laws.
- We will be very sensitive when it comes to bringing the County down on citizens of our Community.
 - a) When the apparent violation is deemed to affect our Community at large, and we cannot attain a satisfactory resolution through discussions with the violator, the HSIA Z & C Committee will file a complaint with the County and request their assistance in bringing about compliance.
 - b) When an issue/violation is not one that, in our opinion, affects our Community at large, and we have not been able to attain a satisfactory resolution with those involved, then we will provide information to the complainant on how/who to contact in the County Government to file a complaint.
 - c) HSIA Zoning & Covenants Committee members, acting in their capacity of representing HSIA, are to get written permission from the Board Member who chairs the Z & C Committee or the HSIA President before contacting the County to act on a violation arising from a complaint to the Z & C Committee.

For violations of HSIA Covenants or Rules, we will continue to use the “small town” approach using persuasion and appealing to community spirit as our primary tools.

- We will address the apparent violation through discussion with the resident or homeowner who is responsible.
 - a) If compliance to our Covenants and Rules cannot be attained, we will solicit County Government help in enforcing them utilizing HSIA’s rights as a private citizen.
 - b) If compliance to our Covenants and Rules still cannot be attained, we will make a proposal to the HSIA Board and solicit how they would like to approach the problem.