

Meadowstream Policy

The Meadowstream Community Association Board of Directors has developed policy statements to promote uniform management of the open space and the facilities therein. Our goal is to establish recorded guidelines for future use of the open space and to resolve conflicts should they arise. A common problem in communities governed by restrictions and which have open space areas is the potential for arbitrary and capricious enforcement of restrictions from one year to the next. Written policy helps to minimize that problem. Just as important, these policy statements can serve as a basis for future policy development when required.

It is the policy of the Meadowstream Community Association and its Board of Directors to:

- Maintain open space areas, including the barn and pasture fences, to a level of repair limited to promoting the rural character of the community and enhancing property values.
- Hold general community meetings for debate of new uses of the open space and to approve or disapprove of new uses in documented meeting minutes.
- Prohibit new uses of the open space that would detract from the rural character of the community.
- Guarantee that open space areas are for the use and benefit of all home-site owners.
- Oversee special uses of the open space such as the Stable or RV Parking Pad and have final authority in granting special use improvements or modifications that would significantly change the open space.
- Guarantee, through independently audited books, that all improvement costs by residents wanting Board approved special usage of the open space are not taken from the association general fund.
- Require residents wanting Board approved special usage of the open space to shoulder financial responsibilities through a Board approved accounting system.
- Require residents wanting Board approved special usage of the open space to be de facto members of a standing special use committee and to provide status and accounting reports at all announced Board meetings.
- Allow residents wanting Board approved special usage of the open space to be Board members but requiring them to reclude themselves from all Board activities pertaining to their special use activity.
- Enforce only what is written in the restrictions, by-laws, or adopted policies that have been uniformly distributed to all community members.
- Be amenable to independent arbitration through a no-fee arbitrator, which is provided by Harford County as the primary alternative to legal intervention when conflicts arise over recorded restrictions or policy.