MEADOWLARK VIOLATION FINES SCHEDULE

Effective July 12, 2026

Indiana Homeowners Association Act, found in Title 32, Article 25.5 of the Indiana Code

As of July 1, 2026, Indiana HOAs may charge fines for Violations. The Meadowlark **Plat Covenants and Restrictions** define all activities and improvements that are allowed or not allowed in our community. Guidelines for all activities must be followed. All outside new enhancements and replacements of existing items must be approved by the Architectural Review Committee by the submission of an ARC Request for Change form. A violation occurs when you disregard activity guidelines or do not request ARC permission for an improvement or replacement. Violations can be avoided by following the guidelines stated in our Governing Documents.

Meadowlark has divided the violations set forth in the Governing Documents into two (2) categories: **Minor** and **Major**. Minor violations, such as trash cans left out or garage lights not working, are generally easy to correct. Major violations are those that can affect our property values and Meadowlark's appearance, harmony or character, including unapproved installations and paint colors.

Each category has a Fines Schedule that applies to all violations within that category. A repeated violation in a category, such as recurring weeds in a yard, is subject to increased fines for the second and third occurrence **within a calendar year**. A fourth and additional repeat occurrence will be charged at the third violation fine amount. Resolved recurring violations cease at the end of the calendar year and violations begin anew as of January 1st of the following year. Any unresolved violations continue the process until resolved and apply to the year in which the violation occurred.

PROCESS

1st Letter is a Warning; 20 days to resolve.

2nd Letter a fine is charged; 10 days to resolve.

3rd Letter a higher fine is charged. This fine is charged daily until violation is resolved or fine reaches the **Cap**, which is the maximum amount that can be charged for a violation.

Cap Reached. If unresolved when Cap is reached, the violation is turned over to the Attorney for resolution and payment of all fines and costs. **All fines are assessments on the land and owner(s).**

NOTE: *To avoid violations, read the* ***Plat Covenants & Restrictions*** *section of our Governing Documents for detailed explanations on activities and improvement requirements. Furthermore, if you cannot resolve the violation within the specified time,* ***CONTACT KIRKPATRICK MANAGEMENT CO.*** *with an explanation. If reasonable, the violation can be placed on Monitored and Fines paused while the Board helps you reach a satisfactory resolution for all concerned.*

KMC: Aubrianna Strickland astrickland@ekirkpatrick.com, (317) 872-8090.

On **July 12, 2026**, the Meadowlark HOA Board voted on and approved the Violation Fines Schedule, effective as of that date. On the following pages are the Fine Schedules for both the Minor and Major Violation Categories for the Meadowlark community.

MEADOWLARK MINOR VIOLATIONS FINES SCHEDULE

Effective July 12, 2026

Indiana Homeowners Association Act, found in Title 32, Article 25.5 of the Indiana Code

	1st Letter/Warning *(20 days)*	2nd Letter/Fine *(10 days)*	3rd Letter/Fine *(Daily fine to Cap)*	Cap *(to attorney)*
First Violation:	**Warning**	**$15**	**$30**	**$500**
Second Repeated Violation:	**Warning**	**$25**	**$40**	**$500**
Third and Additional Repeated Violation:	**Warning**	**$35**	**$50**	**$500**

The above fines apply to all violations in this Category

• Algae on house	• Holiday Lights and Decorations
• Animals off leash (dogs and cats)	• Items in yard or stored next to home
• Fishing and Pond Restrictions	• Mailbox: incorrect numbers, repair or replace, paint post
• Flag Poles	• Nuisance: noxious/offensive activity; animal disturbance (barking), noise (loud music), odors
• Fountains	• Parking over Sidewalk or blocking Mailboxes
• Garage Door Screens	• Signs in yard
• Garage Lights: bulbs out or sensor defective	• Trash Cans left in view
• Grass/Weeds in flowerbeds, yard, driveway, rocks	• Windows and Screens: repair, replace

MEADOWLARK MAJOR VIOLATIONS FINES SCHEDULE

Effective July 12, 2026

Indiana Homeowners Association Act, found in Title 32, Article 25.5 of the Indiana Code

	1st Letter/Warning *(20 days)*	2nd Letter/Fine *(10 days)*	3rd Letter/Fine *(Daily fine to Cap)*	Cap *(to attorney)*
First Violation:	**Warning**	**$30**	**$60**	**$1,000**
Second Repeated Violation:	**Warning**	**$60**	**$90**	**$1,000**
Third and Additional Repeated Violation:	**Warning**	**$90**	**$120**	**$1,000**

The above fines apply to all violations in this Category

• Ditches, Swales, Drains	• Pods, dumpsters
• Exterior Changes: patio, pergola, pavers, porches, hot tubs, cement work, walkways, shingles, siding, awnings	• Private Fences: trimming fence line, inside and out, mowing inside, animal refuse cleanup, maintenance---paint, repair, replace
• Fences: regular and invisible	• Prohibited Animals: more than 3 (total of dogs and cats combined), feral cats, undomesticated animals
• Home addition	• Retaining walls
• Irrigation system	• Satellite dishes; unused to be removed
• Kitchen/Cooking in garage	• Shutters/Front door paint not same color
• Landscaping: new or replacements	• Shutters: repair, paint, replace
• Lawn bare spots	• Solar panels
• Painting unapproved color	• Temporary storage: sheds, cabinets
• Parking of RV, Trailer, Boat, Commercial trucks over 3/4 ton	• Trees: dead/damaged, overgrown, planted outside owner's plot or in Common Ground, new or replacement
• Patio divider	• Unapproved rental
• Permanent fire pit	• Vehicle repairs in driveway
• Permanent swimming pools, basketball courts, outside equipment	• Vehicles stored in driveway