

MEADOW CREEK CONDOMINIUMS

Statement of Policies as of October 1, 2006

CRIME FREE MULTI HOUSING

Policy:

1. A resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in any illegal activity, including drug-related illegal activity, in or near the resident's unit.
2. A resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity in or near the resident's unit.
3. A resident or members of the resident's household shall not permit the resident's unit to be used for, or to facilitate, illegal activity, including drug-related illegal activity, regardless of whether or not the individual engaging in such activity is a member of the household.
4. A resident or members of the resident's household shall not engage in the manufacture, sale or distribution of illegal drugs at any location, whether in or near the resident's unit or not.
5. A resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation or any other illegal act that jeopardizes the health, safety or welfare of any other resident, any member of another resident's household or any guest or visitor of another resident.

Violations:

1. The Association will maintain a policy of zero tolerance for any of the activity described above.
2. RENTER: If a resident is a renter and violates any of the above provisions, the Association shall demand that the owner of the resident's unit immediately terminate the resident's lease and if necessary, evict the resident. This demand shall be made under the terms of the Association's Renting of Units by Individual Owners policy.
3. RESIDENT OWNER: If a resident is a resident owner and violates any of the above provisions, the first violation will result in a fine of \$2,500 and a second or subsequent violation will result in a fine of \$5,000 for each violation. Once a fine is levied, the Association shall foreclose on the unit of the owner if the fine is not paid within thirty (30) days of the levying of the fine.

Comments:

1. The Association participates in the Crime Free Multi Housing program sponsored by the Hopkins Police Department and the Minnesota Association of Police Chiefs. In accordance with the requirements of that program, the Association has adopted the above policy.

2. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute or use a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]) or possession of drug paraphernalia.

3. As used in this policy, the term "resident" refers to both a resident owner and a renter.

4. Regarding any violation of the above provisions, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence. In case of conflict between the provisions of this policy and the provisions of any other policy of the Association, the provisions of this policy shall govern.