



COVES PHASE II

PROPERTY OWNERS ASSOCIATION

www.covestwo.com – covestwo@gmail.com

FILE NUMBER RES 2021-003

NEIGHBORHOOD WATCH COMMITTEE

WHEREAS, the Covenants of the POA, Section 3. Assessments, part (b) Purpose states “The assessments levied by the Board on behalf of the Association shall be used to promote and maintain the health, safety and welfare of the Members of the Association and in particular for the maintaining, improving and preserving in a good state of repair the entrances to the Subdivision and such other common areas which are maintained by the Association, whether owned by the Association or by Lot Owner and maintained by the Association. The assessments shall also serve the purpose of proportionately maintaining and servicing the Detention Pond located on Lot 7 of the Holland Crossing West Commercial Subdivision which shall serve the Coves II Subdivision”; and

WHEREAS, the Bylaws of the POA, Article IX Part 9.2 Purpose states “The assessments levied by the Board on behalf of the Association shall be used to enhance the natural environment, appearance and beauty of the Subdivision, promote the health, recreation, safety, and general welfare of the residents, and maintenance, repair and improvement the Common Properties. The assessments shall also serve any specific purposes set forth in the Declaration”; and

WHEREAS, owners within the POA have demonstrated a desire to operate a Neighborhood Watch program in order to promote safety and general welfare of the residents.

NOW THEREFOR, BE IT RESOLVED BY THE BOARD OF DIRECTORS:

Section 1: The Board of Directors authorizes a Neighborhood Watch Committee of three voting members, age 18 or older, that must be owners or tenants residing within the subdivision.

Section 2: The Neighborhood Watch Committee is to be chaired by a Chairperson who must be a member of the POA Board of Directors, a Secretary that may be any owner or tenant, and a Treasurer that may be any owner or tenant. The Chairperson shall preside over all meetings. The Chairperson shall give an update to the Board of Directors at each regularly scheduled Board Meeting or Annual Meeting. The Secretary shall take minutes for all meetings and submit a copy of said minutes to the Secretary of the POA after each meeting with a signature from the Chairperson. The Treasurer shall keep records of any funds spent and shall prepare the annual budget in conjunction with the Chairperson and Secretary. The treasurer of the Neighborhood Watch Committee



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shall work with the POA Treasurer to pay for any items that are approved in the annual budget for the Neighborhood Watch Committee.

Section 3: The Neighborhood Watch Committee will submit an annual budget to the Treasurer in January of each year which must be reviewed and approved by the Board of Directors. The budget must be limited to items that would assist in the security and general welfare of the residents of the Coves Phase II.

Section 4: Neighborhood Watch Committee members will be appointed after each election by the POA President. The POA President, or the Board of Directors by simple majority, may dismiss and replace any member of the Neighborhood Watch Committee for any reason other than sex, race, ethnicity, religion, or other protected status at any time.

Section 5: Meetings of the Neighborhood Watch Committee are at the discretion of the Chairperson of the Committee, but must be available for all Owners and Tenants.

Section 6: The Board of Directors does not authorize any member of the Neighborhood Watch Committee to act in a manner that would violate Local, State, or Federal laws.

Section 7: The Board of Directors prohibits the use of any physical force, weapons, or other practices that would endanger or otherwise disturb the peace of owners, residents, tenants, guests, or others.

Section 8: The Board of Directors prohibits harassment of any member and does not authorize members to act on behalf of the POA, owners, tenants, or others.

Section 9: The Board of Directors prohibits ad hominem announcements, attacks, conversations, or comments regarding owners, tenants, or others. Any materials distributed must be general information in nature and provided to all owners and tenants residing in the POA.

Section 10: The Board of Directors authorizes the Neighborhood Watch Committee to coordinate with the City of Fayetteville Police Department on behalf of the Board of Directors to establish best management practices and participate in community programs endorsed by the Fayetteville Police Department.

Section 11: To establish any rules or policies, to enter into any contract, or use of POA funds, the Neighborhood Watch Committee must present a Resolution to the Secretary



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of the POA Board of Directors, forwarded by the Neighborhood Watch Committee by majority vote of the Committee, which will be voted upon by the Board of Directors.

Section 12: The purpose of the Neighborhood Watch Committee shall be informational in nature to provide information, signs, and materials to members, and to communication with local Police officials, and other such information-based security measures. The Neighborhood Watch Committee is not intended to act as a security force, police force, or any similar activities.

Section 13: If at any time there are inadequate volunteers or members on the Neighborhood Watch Committee, the Committee shall be dissolved by a simple majority vote of the Board of Directors and any funding earmarked for the Committee shall return to the Arvest Bank Account general fund.

PASSED and APPROVED on 03/02/2021

APPROVED:

ATTEST:

Kristifier Paxton, President

Denise Corbin, Secretary