



## **Home Owners Association**

Per Section 8.2 of the Declarations and Covenants:

“The Association may adopt, amend, repeal, and enforce Rules and Regulations as may be deemed necessary and desirable with respect to interpretation and implementation of this Declaration, the operation of the Association, ... including lots. Each Member (Owner) shall comply with such Rules and Regulations. Such Rules and Regulations shall have the same force and effect as if they were set for in and were part of this Declaration.”

### **Rules Regarding Maintenance of Lots Adopted by the Board: May 28, 2009**

No property within the community shall be permitted to fall into disrepair, including any improvement(s) and landscaping thereon. All properties, improvement(s) and landscaping shall be kept in good repair and maintained in a clean, safe, attractive condition.

Each Owner shall maintain the improvement(s) on their property in good repair including, but not limited to the following: exterior surfaces including but not limited to doors, walls, windows, roofing, gutters, light fixtures, fencing and any other reasonable items identified by the Association.

Each Owner shall maintain the landscaping on their lot in good condition including, but not limited to, turf grass, shrubs, trees, other plant material, mulch, rock, other non-plant material and other items such as water features and landscape accents. Each Owner shall regularly perform ongoing exterior landscape maintenance activities including, but not limited to the following: watering, mowing, weeding, removal of debris, pruning of shrubs and trees, and any other reasonable items identified by the Association. This maintenance requirement includes both the front yard and the back yard of each property.

Maintenance, repair and upkeep of each lot shall be the responsibility of the Owner(s) of said lot. The Association will notify the Owner for any identified violation(s) of this rule and the failure of the Owner to correct the identified violation(s) shall permit the Association to assess fines in accordance with the Association's Fine Policy.