

**RESOLUTION M-04**  
**MAINTENANCE OF LOTS**

**1. Purposes.**

- a. The purpose of this resolution as originally adopted was to establish criteria used in determining whether a lot has become in violation of the Declarations of Restrictions as a result of unattractive growth or the accumulation of rubbish or debris, and to generally authorize certain action to be taken by the General Manager.
- b. The purposes of this revised resolution as adopted on the date set forth below are to align this resolution with Resolution M-01, as amended, to make clear that action taken by the Association to cut grass and to clear leaves and debris from member-owned lots shall be pursuant to a two-third (or super majority) vote of the Board, and to describe the process for such action.

**2. Authority.**

- a. The General Prohibitions and Requirements of all Declarations of Restrictions require that lots "...shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth ... or the accumulation of rubbish or debris thereon."
- b. The Declarations of Restrictions of all sections provide that the Association has the right, upon a super-majority Board vote, to enter upon lots in the subdivision and maintain the lots, in the event an owner of the lot shall fail to maintain the premises in a satisfactory manner.

**3. Unattractive Growth.**

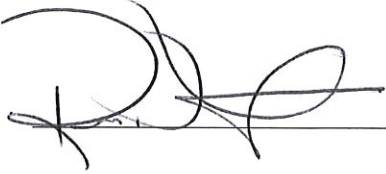

Growth of grass or weeds on a lot which exceeds ten (10) inches, or less if specified in the applicable Declaration of Restrictions, is unsightly growth as described in the Declarations of Restrictions.

**4. Process for OPA Maintenance of Certain Types of Non-Compliance.**

Upon an initial notice letter being provided by the CPI Department to the owner as to poorly maintained grass or weeds or the accumulation of leaves or debris on the property, and if such condition(s) continue to exist on the property more than 15 days after the date of the notice letter, OPA or its contractors will proceed to take action to address the condition(s) (grass that is too long and/or leaves or debris on the property) and will charge the owner for the cost of such action.

5. **Effective Date:** December 16, 2023.

Approved by the Board of Directors on: December 16, 2023

 President Attest  Secretary

Review History.

General Manager  Date: 1/12/24

Legal \_\_\_\_\_ Date: \_\_\_\_\_

By-laws and Resolutions Advisory Committee  Date: 1/12/24