

RESOLUTION M-04
MAINTENANCE OF LOTS

1. **Purpose.** The purpose of this resolution is 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.

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 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

a. 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.

b. In the event the growth of grass or weeds on a lot exceeds that specified in 3.a, the General Manager is authorized to have agents and employees of Ocean Pines Association to enter upon the lot and maintain and restore the lot by cutting the grass and weeds, and the cost of such maintenance shall be added to and become a part of the annual charge to which such lot is subject.

4. **Effective Date** May 2, 2020

5. Approved by the Board of Directors on May 2, 2020

[Signature] President Attest [Signature] Secretary

Review History
General Manager [Signature] Date 5/19/20

Legal _____ Date: _____

By-Laws & Resolutions Advisory Committee [Signature] Date: 5/18/20