

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. **Rubbish and Debris.** The Declarations of Restrictions give the Board of Directors the right, by a two-thirds vote of the Board, to authorize entry onto a lot to perform certain maintenance. In determining what is rubbish or debris on a lot, and recommending compliance action by the Board of Directors for the removal of such material, the General Manager will be guided by, but not limited to:

a. The presence of items not designed and/or intended for outdoor use such as; indoor furniture, rugs, mattresses, appliances, clothing, and electronic equipment.

b. Items designed for outdoor use but not functioning for their designed purpose due to deterioration, disrepair, missing elements.

c. Unserviceable materials such as bags of garbage and leaves, cans, newspapers, cardboard boxes, and vehicle parts.

d. Cut trees, tree limbs, and plant cuttings.

e. Building materials which are not required for an active construction permit or which are stored after expiration of a construction permit.

5. **Effective Date:** February 17, 2010

Approved by the Board of Directors on February 17, 2010

/S/ Robert B. Thompson President Attest /S/ Edgar L. Purcell Secretary
(V.P. acting for President)

Review History

General Manager /S/ Thomas J. Olson Date: 6/3/2010

Legal _____ Date: _____

By-Laws & Resolutions Advisory Committee /S/ James Trummel Date: 2/25/2010