

**OAK RIDGE MEADOWS TOWNHOUSES HOMEOWNERS
ASSOCIATION**

**RESOLUTION
LANDSCAPING MAINTENANCDE POLICY**

WHEREAS the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Oak Ridge Meadows Townhouses Homeowners Association, Article IV, Section 2a and Article IX, section 2, obligate the Association for maintenance of the common areas which include the yard and mulched area in front of the townhome and

WHEREAS the homeowner owns the lot and the landscaping on the lot behind the unit and

WHEREAS there is a need to establish a policy to define the landscaping maintenance

NOW, THEREFORE BE IT RESOLVED that the Board of Directors establishes the following policy to fulfill that obligation:

ASSOCIATION RESPONSIBILITY:

- Mow the grass area in front and around the townhomes with the exception of grass within the confines of a fenced back yard
- Edge the grass area
- Fertilize the grass area
- Perform weed control
- Trim bushes and prune trees on common area
- Remove and/or replace trees, bushes on common area
- Mulch beds throughout the community

HOMEOWNER RESPONSIBILITY:

Homeowners should refer to the plat map for their unit to define the dimensions of their lot.

- An ACC request must be submitted for any change to the landscape on either common property or their individual lot. The ACC request must include the type and number of plants that will be planted. Planting of annuals in the mulched area in front of the townhouse does not require prior approval.
- Maintain any trees or bushes on their lot. Removal and/or replacement of trees or bushes at homeowner expense requires prior approval of the ACC.
- Maintain the patio area landscaping on each lot
- Maintain any grass within a fenced in back yard

DATED this 8th day of April, 2015

Signed: Mary-Faye Grear

President

Oak Ridge Meadows
Townhouses HOA