

MEADOWS AT MORRIS FARM COMMUNITY ASSOCIATION
Policy Resolution No. 2
Grounds Maintenance and Landscaping Standards

Adopted: October 25, 2006

WHEREAS, Article 4, Section 4.1 of the Bylaws states that “The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not required by the Act or the Association Documents to be exercised and done by the Members;” and

WHEREAS, Article 9, Section 9.1, of the Declaration states, “The Board of Directors or the Declarant shall establish a Covenants Committee in order to assure that the Property shall always be maintained in a manner: (i)providing for the visusal harmony and soundness or repair; (ii) avoiding activities deleterious to the aesthetic or property values of the Property; and (iii) promoting the general welfare and safety of the Owners, such Owners’ tenants and such Owners’(or tenants’) households or companies, guests, employees, customers, agents or invitees;” and

WHEREAS, Article 7, Section 7.2, (a), (1) of the Declaration states, “Each Owner shall keep such Owner’s Lot and all improvements located on the Lot in good order, condition and repair, free of debris and in a clean and sanitary condition, including without limitation all necessary ground maintenance, including, but not limited to, seeding, watering and mowing of all lawns and pruning and cutting of all shrubbery;” and

WHEREAS, Article 7, Section 7.2, (a), (1) of the Declaration also states, “If any Owner shall fail to keep such Owner’s Lot in as good repair and in a neat and orderly condition, consisitent with such Rules and Regulations as the Board of Directors may promulgate, then the Board or appropriate Covenants Committee may, pursuant to resolution, give notice to that Owner of the condition complained of, describing generally the action to be taken to rectify that condition;” and

WHEREAS, the Board of Directors of the Association and the Covenants Committee recognizes that uniform standards and regulations relating to the maintenance of individual Lots are necessary to maintain a proper and appropriate appearance of the Property.

NOW THEREFORE, BE IT RESOLVED THAT the following Grounds Maintenance Standards be adopted:

- A. Lawn & Grass. Owners and residents shall ensure that any grass lawns on their Lots, including in the back of the residence, are regularly mowed so as to keep a neat appearance of the lawn and Lot. Grass height shall not exceed 6 inches. Driveways and sidewalks shall be swept clear of grass clippings. Owners and residents are responsible for maintaining the health and good appearance of lawns on their Lots, which may include seeding, watering, weed removal and edging and other tasks, as required to properly maintain lawns.
- B. Weeding & Pruning. Owners and residents shall be responsible for any weeding and mulching of planted beds, removal of leaves from lawns and planted beds, and pruning and shaping of shrubbery and trees which is necessary so as to keep a proper, neat and clean appearance of the Lot. Pruning of trees includes the removal of suckers and below lateral growth from ornamental trees, however, no trees with a diameter of more than four inches and measuring two feet above ground level shall be removed without the express written authorization of the Covenants Committee or Board of Directors. Owners and residents shall remove any and all dead plants and shrubs from their Lots.
- C. Trash & Refuse. Owners and residents shall maintain their Lots to be free from all litter, trash, debris or other objects. It is the responsibility of the Owner or Resident to ascertain the trash collection requirements for any item they wish to discard, including used appliances and other items which require special pick-up or removal, and to ensure that such item is promptly collected by the appropriate trash collection service.
- D. Neat Appearance. No unsightly conditions shall be permitted to be maintained upon the Lot. The Covenants Committee and/or Board of Directors shall use its sole discretion in determining said conditions.
- E. Enforcement.
 - 1. Warning Notices. The Covenants Committee or other agent of the Association shall notify the Owner of any condition on the Lot which constitute a violation of these standards by sending a notice via mail, hand-delivering to the Lot or posting upon the door of the Lot residence a first Warning Notice, requiring compliance within 10 days. The Warning Notice shall state that if the Owner or Resident fails to correct the violation within 10 days, the Association may correct the condition at the expense of the Owner, and the Owner shall be assessed the charge of performing the work.

2. Opportunity to Be Heard. Warning Notices shall advise owners that prior to the assessment of charges, they are entitled to an opportunity to be heard, if they disagree that they owe the charges. Owners who desire a hearing shall promptly submit a written request for a hearing to the Board of Directors or the Covenants Committee. Upon receipt of a request for a hearing, the Board of Directors shall set a hearing date and send the Owner a Notice of Hearing not less than fourteen (14) days from the date of the hearing, by hand-delivery or certified mail, return receipt requested.
3. Hearings. Hearings regarding compliance with this Resolution shall be held in accordance with the Association's usual procedures regarding notice and hearings and in any event shall be conducted to ensure that the owner has his or her opportunity to be heard regarding any assessment of charges or violation of this Resolution.

This Resolution is effective December 1, 2006