RESOLUTION OF THE BOARD OF DIRECTORS OF FLETCHER HILLS HIGHLANDS ASSOCIATION

FRONT YARD LANDSCAPE POLICY

WHEREAS, the Fletcher Hills Highlands Association Conditions, Covenants and Restrictions adopted in 1974 states in Article IV, Paragraph G(5):

> "Upkeep of Real Property. Each lot owner covenants to keep, maintain, plant and replant all areas, slopes, banks, rights of way, and set-back areas located on his lot so as to prevent erosion and to present an attractive, clean and sightly and wholesome appearance at all times", and

WHEREAS, The Board of Directors finds the language vague and ambiguous and desires to provide some objective standards to the phrase "attractive, clean, sightly and wholesome" so all Owners are held to a standard that reflects the purpose as provided in the CC&Rs that the property be upheld in a manner that results in "enhancing and protecting the value, desirability, and attractiveness" of the property, (Page 4 of CC&Rs) and

WHEREAS, the Board of Directors aspires to ensure that vegetation be incorporated in the front of each Lot, (*in recognition of the phrase "plant and replant*"), while also acknowledging the need to landscape in a manner that recognizes the low annual rainfall in the community and occasional curtailments of water accessibility, the Board of Directors hereby adopts the following:

RESOLVED: That it is the desire of the Board that all Owners shall maintain their property as stated above, and that the criteria by which the Board will analyze the property to determine the compliance with the afore-stated provision is as follows, with an exception that the criteria will be suspended during those durations wherein a governmental entity who has authority over the availability of water for outdoor usage within the Fletcher Hills Homeowners Association development has mandated curtailment of outdoor water usage:

DEFINITIONS

"Front Yard" shall mean all of that area between the sidewalk and the front corner ends of the home that is not contained within the structure of the home, and extending the full width of the property, excluding the Driveway.

"Driveway" shall mean that space which contains concrete or pavers and is limited to the width of the garage structure. For those homes where the garage structure is not perpendicular to the street, the concrete or pavers shall be the width of the garage structure and maintaining width in curve to the street.

"Planting area" shall mean that portion of the Front Yard that contains a combination of plants, trees, grass, artificial turf, or groundcover.

"Groundcover" shall mean mulch, rocks, and decomposed granite.

CRITERIA

1. Approximately sixty percent (60%) of the Front Yard must contain a combination of plants, trees, grass, artificial turf, or Groundcover. To the extent that Groundcover is used in the Planting area, no more than half (50%) of the Planting area can consist of mulch, rocks or decomposed granite. The girth of a plant's full-grown size will be used in the calculation of the Planting area. The remaining 40% can consist of decorate pavers, bricks or other hardscape material.

RESOLUTION OF THE BOARD OF DIRECTORS OF FLETCHER HILLS HIGHLANDS ASSOCIATION

FRONT YARD LANDSCAPE POLICY

2. All living plants, trees, and hedges must be maintained whereby dead materials are to be removed, and plants/trees/hedges considered to be overgrown (*excessively large or unruly*) must be trimmed for a neat, untangled appearance. If dead grass or groundcover constitutes more than 30% of the space maintained as grass or groundcover, it shall be removed and replaced (*during months where re-planting can be successful*).

3. Weeds are to be removed.