

WHEREAS, Article II, Paragraph 2.2 of the Bylaws gives authorization to the Board of Directors to have all the powers and duties necessary to manage the affairs of the Association, and

WHEREAS, Paragraph 12, Section B, of the CC&R's state that the Board in its sole discretion shall determine that painting, maintenance or repair of a unit is reasonable necessary to preserve the appearance and value of an adjoining unit yard or driveway shall give written notice of the necessity of such work and the owner shall be obligated to perform said work.

NOW THEREFORE LET IT BE RESOLVED that the Association hereby adopts the following criteria for what shall be considered necessary repairs during the annual maintenance inspection by the Board of Directors.

The goal of the maintenance inspection is to maintain a pleasant environment in Sierra Bonita Village and to preserve the property values of neighboring units. It is not to impose the personal preferences of the Board of Directors. THIS RESOLUTION AMENDS AND SUPERCEDES RESOLUTION 2016-02.

**1. FRONT, SIDE AND BACK YARDS:** Yards are to appear maintained.

- A. Front and side yards will be cited if there are weeds and overgrowth of lawn or bushes.
- B. Dead trees or bushes visible from the street must be removed.
- C. Overgrown weeds in the back yard that are visible through a side gate will be cited.
- D. Backyard weeds that can be seen from the street. Backyard weeds that are dry, growing against a fence and causing a possible fire hazard.
- E. The owners of corner houses are responsible for the area between their fence and the sidewalk:
- F. Trees & Bushes in the front or side yard which hang over or extend onto the sidewalk will be cited.
- G. Fences and gates that are visible from the street must be maintained.

**2. CLUTTER:** Items may not be stored in the front or side yards visible from the street. Front yard statuary or landscaping will not be included in the inspection; however, front yard gazebos or other structures such as fencing must be approved by the Board.

**3. DRIVEWAYS:** Asphalt driveways must not contain open cracks, weeds or crumbling slurry coat. If old cracks are visible but have been filled and the slurry is not crumbling there is no violation. It is not a sign of deterioration when small weeds are growing up between the driveway and the sidewalk.

**4. FASCIA AND WOOD TRIM:** All fascia and wood trim visible from the street must be maintained. It will be noted whether or not the fascia needs painting only or must be replaced/repaired.

**5. PAINT COLORS:** All paint colors for fascia, trim, garage doors and stucco must match the adjoining unit. All stucco and trim colors must be uniform on a single unit.

**6. TRASH RECEPTACLES:** All Trash receptacles must be stored out of sight.

**7. PARKED VEHICLES:** No vehicle may be parked on the front or side yard.



Sierra Bonita Village Homeowners Association, Inc.

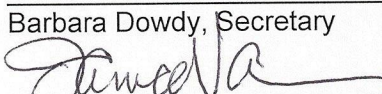
RESOLUTION NO. 2018-03

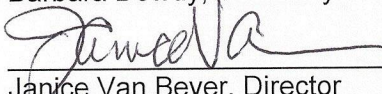
MAINTENANCE INSPECTION CRITERIA

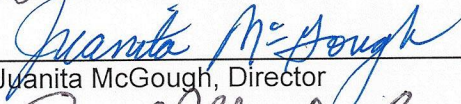
8. **UNLICENSED VEHICLES:** No unlicensed -vehicle may be stored in a driveway whether covered or not.
9. **TRAILERS AND RV'S:** No trailers or RV's may be stored on the property or in the back yard that is visible from the street or alleyway. An RV that is stored in the back-yard must not be visible over the fence.

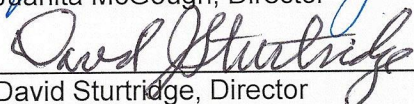
This Resolution is adopted and made a part of the Minutes of the Board of Directors meeting of April 18<sup>th</sup>, 2018.

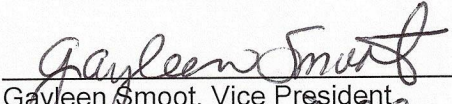
  
Barbara Jones, President

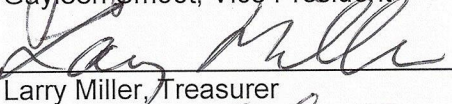
  
Barbara Dowdy, Secretary

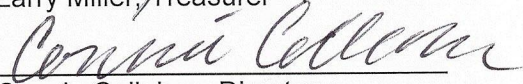
  
Janice Van Bever, Director

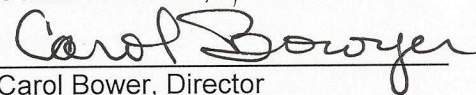
  
Juanita McGough, Director

  
David Sturridge, Director

  
Gayleen Smoot, Vice President

  
Larry Miller, Treasurer

  
Connie Callahan, Director

  
Carol Bower, Director