

**WALDEN'S TOWN HOUSE ASSOCIATION**  
**RESOLUTION OF THE BOARD OF TRUSTEES**  
**HOMEOWNER-INSTALLED LANDSCAPING IN COMMON AREAS**

WHEREAS, the Association is responsible for the care, maintenance, and management of the Common Areas pursuant to the Declaration and Bylaws; and

WHEREAS, from time to time, Owners have installed decorative landscaping materials, including but not limited to stone borders, rock beds, plantings, and related improvements, within portions of the Common Areas adjacent to their Lots; and

WHEREAS, such installations are not part of the Association's standard landscaping plan and may affect uniform maintenance and appearance of the Common Areas;

NOW, THEREFORE, BE IT RESOLVED that:

1. Homeowner-installed landscaping or decorative materials located in the Common Areas are permitted only so long as they are properly maintained by the adjacent Owner at the Owner's sole expense.
2. The Association shall not be responsible for maintaining, repairing, replacing, or restoring homeowner-installed landscaping materials located in the Common Areas.
3. If such materials are not maintained in a condition acceptable to the Board, or if the Board determines restoration to standard turf or Association landscaping is necessary for uniform maintenance, safety, or operational efficiency, the Board may require removal of such materials.
4. The Owner shall be provided written notice and an opportunity to remove the materials within a reasonable time.
5. If the Owner fails to remove the materials within the time specified, the Association may remove and dispose of them and restore the area to standard Association landscaping. Any costs incurred may be assessed to the adjacent Lot as permitted by the governing documents and applicable law.
6. Nothing herein grants a property right in the Common Areas to any Owner, and all Common Areas remain subject to the Association's exclusive management and control.

ADOPTED by unanimous written consent of the Board of Trustees on this \_\_\_ day of \_\_\_\_\_, 2026.