

EAGLE RIDGE GOLF COMMUNITY HOMEOWNERS ASSOCIATION, INC.

Summary: The basics of yard care in Eagle Ridge Golf Community include, but are not limited to, regular mowing, weeding, edging, fertilization, insect control, trimming, removing dead plants/trees, keeping a neat appearance, and seeking approval before locating any structure or item anywhere in the yard (front, side, or back) whether the structure or item is visible from the street or not. Please contact the Management Company regarding these types of items (e.g. lawn furniture, lawn decorations, signs) to obtain information on approval requirements. The general intent and purpose is to keep everything looking neat, free of clutter, and within the standards of the community.

SUBJECT: Standards for Yard Maintenance

PURPOSE: To provide notice of the Association's adoption of a Resolution which outlines the standards for yard maintenance.

AUTHORITY: The Declaration of Covenants, Conditions and Restrictions of Eagle Ridge Golf Community, including Articles 6.8, 6.9, 6.11, 6.12, and 6.13 and Article 11.

PROPERTIES AFFECTED: All real property subject to the Declaration.

EFFECTIVE DATE: September 1, 2012

NOTICE: The Association hereby gives notice of its adoption of a Resolution outlining the standards of yard maintenance. The Resolution adopted is as follows:

I. In General. Pursuant to Article 11 of the Declaration, each Owner is responsible for the maintenance and repair of his Lot, including maintaining the yard. Each Owner is required to comply with Article 11 in order to preserve and enhance the attractiveness and value of our properties. Per Section 6.11 of the Declaration, each lot is to be maintained consistently with the original landscaping approved for the lot, and all material changes to a lot must be approved by the ARC. In addition, the ARC is authorized to create landscaping guidelines for each lot. Per Section 6.13, it is the responsibility of each owner to prevent unclean, unsightly or unkept conditions on the lot or grounds of the lot.

II. Standards for Lawns

All lots within Eagle Ridge were originally landscaped with lawn areas and foundation plantings, among other things. To maintain said original landscaping, lawn maintenance on a year-round basis, with some seasons requiring more attention than others, is required. Regardless of the season, a neat appearance must be maintained. Weeds sprouting up in a lawn or, weeds that are allowed to dominate the make-up of the "lawn", must be eliminated by hand or by chemical means. Weeding, mulching, edging, fertilization and insect control of the lawn and all plantings is also required. Raising the mower blade height, especially during the warmer months, is strongly encouraged to maintain a neat and healthy appearance of the mowed lawn and to avoid scalping.

- A.** Lawns will be green, reflecting adequate watering, fertilization and aeration.
- B.** Lawns will be mowed and trimmed on an approximate weekly basis.
- C.** Lawns will have minimal or no weeds. Lawns will not contain any patches of weeds.
- D.** Lawns will have no bare or dead spots continuing for longer than three (3) weeks. Owners must reseed or resod any bare or dead spots immediately.
- E.** Landscaped areas, including rock and flower beds, and vegetable gardens will be kept weed free. Dead or dying plants shall be removed promptly and replaced as necessary.
- F.** Leaves shall be removed at least once each fall.

III. Standards for Trees and Shrubs.

- A.** Trees and shrubs/bushes will be trimmed or pruned in keeping with the general appearance of other well-maintained yards in the neighborhood. Trees, shrubs and bushes shall not grow over sidewalks or driveways.
- B.** Diseased or dead trees shall be removed immediately.
- C.** No trees measuring 3 inches or more in diameter, at a point two (2) feet above ground level, or any flowering trees or shrubs above five (5) feet in height may be removed without the prior written consent of the ARC, except for trees that are located within ten (10) feet of a residence, or trees that are diseased or dead or damages that pose a threat of harm to persons or property.

IV. Standard for Bed and Planting Areas.

- A.** If garden beds or planting areas are developed in a yard, they must be kept weeded and/or mulched to present a neat appearance from the street and neighbors' views.
- B.** All vegetable gardens must be located out of view from the street with proper screening and/or integration with a general landscape plan. All vegetable plants must be included in a landscape plan approved in advance by the ARC.

V. Yard-Related Issues

- A.** No changes or barriers in the original flow of drainage water in the Community shall be made. Embankments are part of the Lots in Eagle Ridge Golf Community and must be regularly maintained by weeding and mowing/trimming; erosion must be prevented.
- B.** At any street intersection, any fence, wall, hedge, shrubbery, tree or any other installation, shall not block line of sight.

C. In accordance with Articles 6.8 and 6.9 of the Declaration, patios, decks, front door entryways, and all other outdoor areas shall not be used as storage areas at any time, except for temporary storage of yard waste bags which must be taken to the dump on or before the following Saturday. These bags must be placed out of sight from the street and in a neat arrangement until removed from the Lot. Items used for storage of other items, including, but not limited to, deck boxes or cabinets of any type which are left outside of the house and garage, must be approved in writing in advance by the ARC. All outdoor furnishings must be kept in good repair and clean condition. Leaves and other debris, which are bagged for disposal, must be temporarily stored in the garage or in an inconspicuous location that is not directly visible from the street or neighbors' views.

No gardening items or supplies, including, but not limited to, garden hoses, mulch bags, original nursery pots, garden pots without living plants in them, bags of any type, tools, watering cans, sprinklers and spreaders, may be left out in the front yard or side yard visible from the street after immediate use.

D. No artificial vegetation shall be permitted on the exterior of any property, except for: (1) that being used as a front door decoration, whether covered by a roof or not, and (2) that being used within an area covered by a roof, e.g., porch. No artificial vegetation or flowers may be placed in any yard area at any time.

E. Exterior sculpture, statuary, fountains, flags, and similar items constituting material changes in the landscaping scheme must be approved in writing in advance by ARC.