

CREEKWOOD RANCH HOMEOWNERS ASSOCIATION PROPERTY/LANDSCAPE MAINTENANCE POLICY

Adopted: October 1, 2003
Effective: December 1, 2003

Article 8 of the Covenants, Conditions and Restrictions for Creekwood Ranch sets forth the homeowner's maintenance responsibilities as follows:

Article 8, Section 8.2 Lots. Each Owner of a Lot shall be responsible for the Maintenance of his Lot, and all buildings, Residences, landscaping or other Improvements situated thereon, except for any portion of the Lot, or any Improvement situated thereon, which is an Area of Association Responsibility. All buildings, Residences, landscaping and other Improvements shall at all times be kept in good condition and repair. All grass, hedges, shrubs, vines and plants of any type on a Lot shall be irrigated, mowed, trimmed and cut at regular intervals so as to be maintained in a neat and attractive manner. Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind, unless different foliage is approved in writing by the Design Review Committee. No yard equipment, woodpiles or storage areas may be maintained so as to be Visible From Neighboring Property or streets. All Lots upon which no Residences, buildings or other structures, landscaping or Improvements have been constructed shall be maintained in a weed free and attractive manner.

In addition to the requirements stated above, the following guidelines shall apply to every residence or Lot in the Association:

LANDSCAPING

Each Owner shall keep all shrubs, trees, hedges, grass and other plantings on his/her Lot neatly trimmed, properly cultivated and free from trash, weeds, and other unsightly material. Yards and landscaping on all improved Lots shall be neatly and attractively maintained and shall be cultivated and planted to the extent required to maintain an appearance in harmony with other improved Lots in Creekwood Ranch. These requirements also extend to public right-of-way or easement areas which abut the Owner's Lot and which are located between the boundary line of his Lot and the paved area of any street or sidewalk. Specific examples of these requirements shall include, but are not limited to, the following:

A. TREES

1. Trees should be neatly trimmed and maintained in a manner that is appropriate for the individual tree type.
2. Tree branches extending over public walkways must be at a height of at least 7 feet.
3. Trees should be properly staked. Trees that have blown over in a storm should be replanted and restaked and/or removed promptly.
4. Dead trees and tree limbs should be removed promptly.

B. GRASS

1. Grass should be mowed regularly and maintained at an even height that is appropriate for the particular type of grass.
2. Grass should be maintained so that it does not extend into and/or over hardscape areas, such as concrete driveways, sidewalks and areas covered with rock.

C. SHRUBS, HEDGES AND OTHER PLANT MATERIAL

1. All dead shrubs, hedges and other plant materials should be removed promptly.
2. Shrubs, hedges and other plant materials should be maintained so that they do not extend into and/or over hardscape areas such as concrete driveways and sidewalks.

D. WEEDS AND REFUSE

Weeds and refuse of all kinds, including pet droppings, must be promptly removed from the Lot by Owner. "Weeds" include any undesired or uncultivated grass or plant material growing in rock areas, on lawns, on driveways or walkways, or anywhere on the Lot. Wildflowers or wild ground cover are considered "weeds" unless approved as part of an overall landscape plan for the Lot.

During prolonged absences or preoccupation, the Owner shall arrange for the continued care and upkeep of his Lot.

Owners failing to properly maintain their Lot and residence are subject to monetary penalties as established by the Board. Such monetary penalties shall be levied in the manner of other assessments against the Owner.