

Granite Ridge Homeowners Association

Policy Resolution #1 Regarding the Maintenance of Yards and Gardens

WHEREAS, it is the responsibility and authority of the elected HOA Board to enforce general community upkeep standards for preservation of property values;

WHEREAS, Article 6, Section 6.1, For the purpose of further ensuring the development of the premises as an area of high standards, and subject to any required governmental approvals, the Declarant reserves the power to control the buildings, structures and other improvements placed on each lot, as well as to make such exceptions to these covenants, conditions, reservations and restrictions as the Declarant shall deem necessary and proper;

WHEREAS, it has been noted that there is a direct need to specify the maintenance of yards and gardens on lots throughout the Association within the standards generally prevailing at Granite Ridge;

WHEREAS The Board of Directors wishes to expand upon the Rules and Regulations to include specific terms regarding yards and gardens;

THEREFORE, BE IT RESOLVED that the following procedure shall be followed regarding current and new installation gardens and yard maintenance within the Granite Ridge Community.

- 1) Yard work and landscaping should reflect seasonal changes. Owners will complete a spring and fall clean up of their yards and beds as weather dictates
- 2) Growing season may begin April 1st and end by November 1st each year. This includes:
 - a. Gardening fence and materials should be stored inside during the winter season.
- 3) Failure to apply for the proper approval or follow requirements will result in fines, penalties, filing fees, reasonable attorney's fees, and all other costs associated with the violation.

Adopted this 26th day of April 2022

President

Secretary

Treasurer