

Resolution

October 10,2017

The board members of the Peaks HOA have become aware of issues that arise in the community that are not fully addressed by our rules and guidelines and restrictions (CCR's).

In order to assist and maintain a friendly atmosphere as well as maintaining the high quality physical appearance of the property, the Board has developed rules and guidelines to expand areas where the governing documents do not provide clarity or uniformity standards. For example, the guidelines provide that homeowners have the responsibility for maintenance of their courtyards but do not specify what such maintenance requires.

The Board's intent is to have a reasonable set of guidelines and yet are concerned with striking the right balance.

- 1.) LANDSCAPING & TREE MAINTENANCE : Owners are responsible for maintaining the landscaping within their courtyards. This maintenance responsibility includes, plantings, re-plantings, weeding, watering, spraying for pests and trimming of courtyard trees. The association will provide water to each courtyard.
- 2.) GUTTERS: To prevent ice buildup or other damage to the exterior or interior of the property, owners must trim all tree branches in courtyards that overhang the garage roofs and gutters.
- 3.) WATERING IRRIGATION IN COURTYARDS: The Peaks HOA will ensure that water is provided to the irrigation system of the courtyard however configuration and maintenance for the courtyard system is the responsibility of the home owner.