

**RESOLUTION OF THE RIDGEVIEW RANCH HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS
REGARDING
COMMUNITYWIDE STANDARDS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions (Declaration) for The Ridgeview Ranch Homeowners Association Inc. (Association) grants the Board of Directors all of the powers and duties necessary for the administration of the affairs of the Association; and

WHEREAS, the Board desires to adopt and set forth various criteria and elements of community-wide standards (Community Wide Standards), with respect to maintenance throughout the Association;

The Board of Directors has reviewed existing Community Wide Standards and has updated them into the following list of new community wide standards for the Ridgeview Ranch Homeowners Association. Note that this replaces other community wide standards published in prior Supplements.

NOW, THEREFORE BE IT RESOLVED, that the Community Wide Standards shall be established at that level of maintenance and repair necessary to maintain a clean, attractive and sanitary appearance throughout the community and at a level which is generally consistent with other first-class communities in the area. The following criteria and elements shall be required for conformance with the Community Wide Standard:

1. Maintenance of Member's property shall be considered to be in compliance with the Community Wide Standards, if the property is kept in the same condition as the surrounding community. Therefore, required maintenance will include, without limitation:

- Painting or staining the property exterior once every five years or often enough so that there is no cracked, faded or peeling paint. Members shall be required to repaint if the front, back, or either side is 25 percent or more faded, mildewed, chipped, or cracked. If the property was not originally painted, the exterior is to be maintained sufficiently so that it appears as new. Any fence which is damaged, leaning or otherwise not in good repair shall be immediately repaired or replaced.
- Mowing, edging, and weeding the lawn at least once per week during the months March through October, and as needed in the remaining months. Grass clippings shall be bagged or blown back onto lot; they shall not be left in the street. Property owners are responsible for keeping their lawns mowed and clippings mulched or cleared.
- Trimming shrubbery, trees, and vegetation on the lot at a frequency that will maintain an orderly and uniform appearance.
- Owner must pick up and properly dispose of their pet's waste wherever deposited.
- All portions of a Lot outside of enclosed structures shall be kept in a clean and tidy condition at all times. Nothing shall be done, maintained, stored, or kept outside of enclosed structures on a Lot which, in the determination of the Board, causes an unclean, unhealthy, or untidy condition to exist or is obnoxious to the senses.
- Holiday decorations may be placed outside the dwelling no more than four (4) weeks prior to the holiday and must be removed no later two (2) weeks after the holiday.

The foregoing description is intended to address specific elements of the Community Wide Standards in order to provide guidance to Members, but such description is not all-inclusive of the Governing Documents. The omission of any such description shall not preclude the enforcement of the Community Wide Standards, as to areas not specifically addressed by this resolution.

This is to certify that the foregoing resolution was adopted by the Board of Directors of The Ridgeview Ranch Homeowners Association, Inc., effective as of September 12th 2017 until such date as it may be modified, rescinded or revoked.

President: Doris Gallagher

Secretary: Bob Teal