

# Royal Oak Maintenance Association

## POLICY RESOLUTION NUMBER 3

### LOT MAINTENANCE

WHEREAS, Article VII Section 7.1g Duties of the Association, of the Declaration of Covenants, Conditions, Restrictions and Easements for Royal Oak Maintenance Association (the "Declaration") makes the Board of Directors (the "Board") responsible for enforcing the provisions of the Declaration; and

WHEREAS, Article VII Section 7.2a Duties of Owners, of the Declaration makes each Owner responsible for the upkeep and maintenance of the Owner's lot, specifically referencing that portion exposed to public view, and subjects it to supervision of the Homeowner's Association (the "Association"); and

WHEREAS, the Board does not wish to force unnecessary maintenance on any Owner, but does desire to preserve the high-quality nature of Royal Oak Estates;

NOW THEREFORE BE IT RESOLVED THAT the following standards will apply to maintenance of all lots within Royal Oak Estates:


1. The deeded portion of all undeveloped lots must be mowed and maintained during the months of June and October and should be otherwise reasonably maintained throughout the year. All SRA (leaseback) property may remain in a natural state.
2. Vacant lots, or those portions of developed lots left in a natural state, must be kept free of fallen trees, large limbs, brush piles and debris.
3. Landscaped areas and lawns are to be maintained in good condition and not appear neglected.

BE IT FURTHER RESOLVED THAT all lots must conform to this standard by December 31, 2008. Should any Owner need assistance in complying with this Resolution, the Board will assist the Owner in locating a reasonable contractor.

ATTEST:

10-4-2009

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(Date)

  
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President of the Association