

Enhancement Policy

WHEREAS, Article VIII, of the Declarations of Covenants, Conditions, and Restrictions stipulates that any "Architectural" change to the exterior of a unit, must obtain approval from the Board of Directors and/or Association.

WHEREAS, there is a need to establish guidelines regarding any and all additions or changes to the Front, by individual homeowners. WHEREAS, it is the intent of the Board of Directors to establish and adopt said policy in the best interest of ALL members of the Association and voted upon at the Board Meeting of November 20, 2003 regarding their rights, safety and enjoyment.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors does hereby adopt the following policy.

Front exterior enhancement will be the sole responsibility of the owner, per the governing documents. This policy grants homeowners to enhance their existing front areas with the following decorative items and with the following stipulations. All other enhancements must have approval prior to installation.

1. Planted pots, with drains.
2. Living plants only, no artificial plants allowed in pots.
3. Total of three (3) pots in front/back of units.

NOTE: **NO** addition may infringe on the ability to park within the private parking spaces. All items must be **free standing** and removed when complex is under repair or maintenance. If items become unsightly they must be removed immediately or will be subject to fines.

In accordance with the CC&R's and By-laws of the Association, this policy will be added to the Rules & Regulations of the Association under both "Architectural" and "Policies".

Adopted: December 2003
BOD Meeting

Karen Snyder, President