

Highpointe Homeowners Association
Board of Trustees

Rule and Regulation 2007-1

Dated: November 16, 2007
Last revised December 6, 2010

(Notice: This Policy supersedes all previous Association Board actions related to this subject.)

TITLE: PRESERVATION OF THE ENVIRONMENT: Maintenance and Appearance of Homeowner's Lot

PRIMARY RESPONSIBILITY: Architectural Control Committee
REFERENCES:

- a) Amended & Restated Declaration Of Covenants Conditions, And Restrictions For Highpointe Section 8
- b) Rule and Regulation 2008-1 Fine Schedule/Right to Hearing

PURPOSE:

To maintain the appearance of the neighborhood and high property values.

STANDARDS / PROCEDURE:

1.0 LANDSCAPING

Landscaping shall be properly maintained at all times. Lawns should be mowed and edged regularly, watered and fertilized as necessary, bark maintained, debris removed, and shrubs appropriately pruned and maintained. The criteria to which the maintenance of landscaping of individual lots shall be held is the same criteria that the Board has set for maintenance of the entry and Tracts B, C, and G (the commonly owned area between the Sports Court and the picnic table). More specifically, individual owners shall maintain their landscaping in a manner that is commensurate and consistent with the manner that the Association maintains the entry and Tracts B, C, and G. If in the opinion of the Architectural Control Committee (ACC), any Owner fails to maintain his/her landscaping in the above described manner, the ACC shall give written notice to Owner to remedy the condition in question, setting forth in reasonable detail, the nature of the condition and the specific action or actions needed to be taken to remedy such condition. Such notice shall specify a deadline date for compliance which provides a reasonable time period within which to correct the condition.

2.0 EXTERIOR MAINTENANCE STANDARDS

Each owner shall keep and maintain the exterior of their home in good condition and repair and maintain it in a safe, sanitary and attractive condition. Exterior paint should be kept in a non-deteriorated condition, that is, checking and peeling exterior paint shall be removed and replaced and the home shall be maintained in a manner that is in keeping with the other homes in the neighborhood. Roofs shall be kept free of moss and in a good state of repair.

If, in the opinion of the ACC, any Owner shall fail to maintain the exterior of their home in the above described manner, the ACC shall give written notice to Owner to remedy the condition in question, setting forth in reasonable detail the nature of the condition and the specific action or actions needed to be taken to remedy such condition. Such notice shall specify a deadline date for compliance which provides a reasonable time period within which to correct the condition.

3.0 RECREATION VEHICLES, CAMPERS, TRAILERS, BOATS AND BOAT TRAILERS, AND LIKE EQUIPMENT

At no time shall an Owner keep or permit to be kept on their premises or street area any house trailers, trucks of more than one ton, campers, mobile homes, boats or trailers unless housed within a garage. Exceptions are for necessary loading, unloading, cleaning and restocking of provisions provided (i) such vehicles are not kept on an Owners' premises or street area for more than twenty four (24) consecutive hours and (ii) such vehicles are not kept on an Owners' premises or street area more than forty eight (48) hours total in a ten (10) day period.

4.0 Driveways

Driveways shall only be used for cars and pickups of one ton or less which are in good operating condition and are routinely operated. Driveways shall not be used for storage of unused or derelict vehicles. Driveways shall be kept clear of all items which are not permitted vehicles. Temporary storage for 10 days or less of bulk landscaping materials and construction materials during installation or construction is permitted. If there is need for additional time due to the nature of the project or extenuating circumstances permission of the Architectural Control Committee (ACC) is required.

5.0 RUBBISH, GARBAGE CONTAINERS AND LIKE CONTAINERS

No garbage, rubbish, or debris of any kind shall be placed or permitted to accumulate upon any Owner's property. Refuse, rubbish, garbage, and trash shall be kept in covered sanitary containers at all times and no odors shall be permitted to arise therefrom. Such containers shall be screened from the view of other properties, the street, and the Common Area.

6.0 HOLIDAY LIGHTING AND RELATED DECORATIONS

External holiday lights and related decorations shall be removed no later than thirty (30) days after the holiday for which the lights and/or decorations were placed.

7.0 Fine:

In addition to all available legal remedies for enforcement, violation of this Policy will cause a property owner to be subject to fines under Rule and Regulation 2008-1 Fine Schedule/Right to Hearing.

ADOPTED this 7th day of December, 2011

Mark R Hednett

Board Member

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Board Member

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Board Member

Donald W. Fitzwater

Board Member

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