

Policy Resolution
Rancho Viejo South Community Association
regarding
Community-Wide Standard of Maintenance

WHEREAS, the Board of Directors of the Rancho Viejo South Community Association hereafter referred to as “Board,” has the authority pursuant to the Community Charter of Windmill Ridge at Rancho Viejo and the Bylaws of Rancho Viejo South Community Association, Inc. to administer the affairs of this association; and

WHEREAS, the Board desires to adopt a Community-Wide Standard in accordance with Chapter 1 of the Community Charter for Windmill Ridge at Rancho Viejo regards to the standard of maintenance throughout the Rancho Viejo South Community Association, which shall not be lower than that specified in the governing documents. Such standard is expected to evolve over time, as development progresses and may be more specifically determined by the Board and the Design Review Committee; and

WHEREAS, the Board wishes to establish that Community-Wide Standard in more definitive terms;

NOW, THEREFORE IT IS RESOLVED THAT the Community-Wide Standard 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 the landscape design theme of the Rancho Viejo South Community Association and other master-planned communities in the area. This Community-Wide Standard will require the following:

1. Maintenance of Owner’s Unit shall be considered to be in compliance with the Community-Wide Standard, if the Unit is kept in the same condition as the surrounding community. Therefore, required maintenance will include, without limitation:
 - a. Painting, staining or sealing any and all wooden portions of the Unit and additional structures erected, installed or maintained on the Lot, including but not limited to fences, lattice, portals, and other wooden structures or aspects that are visible to the public often enough so that there is no cracked or peeling paint on the Unit or other structures on the Lot as viewed from the street. Owners shall be required to repaint any and all wooden portions of the Unit or additional structures on the Lot if the front, back or either side is 25 percent or more faded, washed away, chipped or cracked. If the Unit or additional structures were not originally painted, the exterior is to be maintained so as not to appear weathered;
 - b. Removal of weeds from all portions of the Lot that are visible to the public or neighboring properties;
 - c. Removal and/or replacement of dead or dying trees and shrubbery that are within public view in a timely manner;

- d. Storing of trash and compost containers out of public view except on collection days;
 - e. Driveways are to be maintained free from potholes, cracks, saplings, weeds and stains;
 - f. No inoperable vehicles or boats, trailers, recreational vehicles, or other motorized recreational vehicles shall be stored in public view;
 - g. Use of fertilizers, pesticides and herbicides shall be considered in accordance with the Community-Wide Standard if such use is restricted to those fertilizers, pesticides and herbicides that are currently being used by the Association for the Areas of Common Responsibility.
2. As long as maintenance is performed in accordance with the Community-Wide Standard, all structures on an Owner's Lot, including dwellings, detached garages, etc., shall be considered in accordance with the Community-Wide Standard, as long as the plans and specifications are in harmony with the design guidelines of the Community Charter and Rules and have been approved pursuant to the process described therein.

The foregoing description is intended to address specific elements of the Community-Wide Standard in order to provide guidance to Owners and occupants of Units, but such description is not all-inclusive. The Board may expand the foregoing description through subsequent resolutions to address other areas, modifications of the design guidelines or amendment of the governing documents. The omission of any such description shall not preclude the enforcement of the Community-Wide Standard, as to areas not specifically addressed by this resolution.

Resolution adopted by the Board on this 24th day of August, 2004 by unanimous consent.