

# HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION

## Community Rules Resolution – Landscape and Exterior Maintenance

2008 - 01

**WHEREAS** THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 94.630 (1)(A)], TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

**WHEREAS** THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH RESTRICTIONS ON CERTAIN ACTIVITIES WITHIN THE ASSOCIATION PROPERTY,

**WHEREAS** THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE LIVABILITY OF ALL RESIDENTS WITHIN THE ASSOCIATION.

**NOW BE IT THEREFORE RESOLVED** THAT THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS DOES ADOPT THE FOLLOWING PROCEDURES IN REGARDS TO THE ACTIVITIES LISTED:

### LANDSCAPE AND EXTERIOR MAINTENANCE

All landscaping located on any Lot not maintained by the Association pursuant to this declaration shall be properly maintained at all times by the Lot Owner.

1. Trees, Shrubs, plantings: Each Lot Owner shall keep all shrubs, trees, grass, and plantings of every kind on his or her Lot cultivated, pruned, **properly watered**, free of trash, and other unsightly material. Each Lot will require a minimum of two (2) street trees to be planted **and maintained**.
2. Lawns: All lawns and parking strip lawns will be **kept green** and **moss/weed free**.
3. Improvements: All improvements upon any Lot not maintained by the association pursuant to this declaration shall at times be kept in good condition and repair and adequately painted or otherwise maintained by the Lot Owner.
4. Right of Entry: The Board of Directors shall have the right at any reasonable time to enter upon any Lot to replace, maintain, and cultivate shrubs, trees, grass, or other plantings as deemed necessary, and to paint, repair, or otherwise maintain any improvements in need thereof, and to charge the cost thereof to the Lot Owner.

THIS RESOLUTION WAS PASSED BY THE HAPPY VALLEY HEIGHTS HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS ON THIS DAY 18 OF August, 2008.

  
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PRESIDENT

  
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SECRETARY