

EXTERIOR PROPERTY AND FENCING MAINTENANCE RESOLUTION

The Board of Directors of Spring Meadow Homeowners Association hereby add the following Exterior Property Maintenance Resolution to the Architectural Control Committee to implement procedures that:

- Ensure that all homeowners maintain appropriate standards of the Association community for any building, structure, or improvement situated on their lot.
- Support a well-kept and thriving neighborhood
- Maintain strong property values
- Engage with property owners and establish favorable terms without undue burden

I. EXTERIOR PROPERTY INSPECTION

- a. The Board shall ensure that each lot within the boundaries of the Association be inspected by a representative(s) of the Board at least annually or as needed at the discretion of the ACC or Board.
- b. The inspection is to certify that the exterior maintenance of all structures[including but not limited to house, shed, outbuildings, pergolas, gazebos, fences, landscape structures, garage, pavement and driveway on the property and visible from the street are in good condition and not distract from the appearance of the adjacent structures, buildings, or surrounding environment.
- c. Inspection will assess for fading, chipping, cracking, peeling exterior finishes, broken windows, damage to window/door frames, façade, gutters, moss, mold, damaged roof or any other visible defect or blemish that distracts from the appearance of the adjacent structures, buildings, or surrounding environment.
- d. Photos of defects will be taken and included in notice to homeowner.

It is further resolved that the Spring Meadow Homeowner Association shall distribute a copy of this **Amended** Resolution to each unit owner via first class mail to their last known address on file with the Association no less than thirty days prior to enforcement.