

ISLAND CREEK COMMUNITY ASSOCIATION  
RESOLUTION OF THE COVENANTS COMMITTEE

Relating to Lawn Maintenance

WHEREAS, Article VI, Section 6.14 of the Declaration of Covenants for the Island Creek Community Association (the "Association") gives the Covenants Committee of the Association, or its agent, the authority to do any and all maintenance work reasonably necessary on a Lot after ten (10) days notice, and;

WHEREAS, Section 5.06 of the Declaration of Covenants gives the Covenants Committee of the Association the authority to adopt rules and regulations pertaining to its authorized actions subject to approval by the Board of Directors of the Association; and

WHEREAS, the Covenants Committee desires to adopt a regulation regarding lawn maintenance;

NOW THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The Management Agent is directed, as agent of the Covenants Committee, to send by mail a written notice to the owner of any lot that needs to have the lawn trimmed (grass height exceeding 6 inches) of the yard maintenance violation giving the lot owner five (5) days to cut the lawn to correct the violation.

2. If after five (5) days the lot owner has not complied, the Management Agent is directed, as agent of the Covenants Committee, to send a certified mail written violation notice notifying the lot owner that if the violation is not corrected within ten (10) days, the Association will take action to correct the violation by contracting for the work to be completed. If the lot owner fails to trim the lawn to a level of less than six inches by that date, the Association will trim the lawn and the lot owner will be assessed the cost for the restoration work plus any administrative cost or legal fees associated with the process.

ADOPTED this 5<sup>th</sup> day of APRIL, 2005.

Covenants Committee

ISLAND CREEK COMMUNITY ASSOCIATION

By: \_\_\_\_\_

Chairperson

# ISLAND CREEK COMMUNITY ASSOCIATION, INC.

## RESOLUTION ACTION RECORD

Resolution Type: Policy No. 2005-3

Pertaining to: Lawn Maintenance

The Board of Directors approved the Resolution Relating to Lawn Maintenance adopted by the Covenants Committee at a meeting of the Board of Directors of the Island Creek Community Association, Inc., held April 19, 2005

Motion by: Madeleine Galvin Seconded by: Paul Rodriguez

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>[Signature]</u> , Member	✓	___	___	___
<u>J.D. Walker</u> , Member	___	✓	___	___
<u>Cathy Wade</u> , Member	✓	___	___	___
<u>Dinah A. Hargrave</u> , Member	___	___	✓	___
<u>Madeleine Galvin</u> , Member	✓	___	___	___
<u>Paul M. Rodriguez</u> , Member	✓	___	___	___
<u>Floyd Marsketter</u> , Member	___	___	___	✓

ATTEST:  
[Signature]  
Secretary J.D. Walker  
Book of Minutes - 2005

19 April 2005  
Date

Resolution effective: April 19, 2005