

Sherman Pines Homeowners' Association, Inc.

RESOLUTION NO. 2 OF 2022

MAINTENANCE OF LAWNS

WHEREAS, Section 6.02.b of the Sherman Pines Homeowners' Association, Inc. Declaration ("Declaration") provides that any maintenance, repair or replacement necessary to preserve the appearance, safety and value of the Property or the Homes, made pursuant to Section 6.01 herein, but which is occasioned by a negligent or willful act or omission of an Owner or the Sponsor shall be made at the cost and expense of such Owner, his guests, lessees, licensees or invitees, as the case may be. If such maintenance, repair or replacement is performed by the Association, it shall not be regarded as a Maintenance Assessment, but shall rather be considered a special expense allocable to the Owner's Home, or to the Sponsor's Unsold Lots and/or Homes, as the case may be, and such cost shall be added to that Owner's Assessments and shall be collectible as such as part of those Assessments, and shall constitute a lien on the Home of such Owner, or on the Unsold Lots and/or Homes of the Sponsor, as the case may be, to secure the payment thereof.

RESOLVED, guidelines as outlined on how to handle homeowners that are not maintaining their lawns:

1. If any lawn within the Sherman Pines Homeowners Association is above 6" and the board is receiving complaints from other homeowners then....
2. The property management company will attempt to contact the homeowner via email, phone call, or letter. If no action from the homeowner within one week of contact or the letter being mailed then....
3. The board will authorize the property management company to hire someone to mow the lawn and charge it to the homeowner.

RESOLVED, that the Board shall retain the right to amend or repeal this resolution.

IN WITNESS, WHEREOF, the Board of Directors have executed this Resolution the 9th day of July, 2022

I hereby certify that the above resolution was duly adopted by unanimous consent by the Sherman Pines Homeowners' Association, Inc.


Secretary, Board of Directors


President, Board of Directors