

## THE MEADOWS AT TIMBERHILL OWNER'S ASSOCIATION

### LANDSCAPE MAINTENANCE RESOLUTION

<b>Authority:</b>	ORS 94.630	Powers of the Association
	Bylaws Article XIV	Rules and Regulations
	CC&R Section 3.4	Powers of the Association
	CC&R Section 3.8	Adopting Rules and Regulations

#### Background:

1. The Landscape Maintenance Resolution adopted by the Board of Directors on 08/02/2004 regarding the K&F Homes LLC 3-year maintenance bond is now obsolete.
2. There is a need to clarify a portion of 3.9.1 (b) of the Meadows at Timberhill CC&R's which states Owners' responsibilities. "The maintenance responsibilities described in Section 3.9.1(a) specifically do not include the following duties, which are **the sole responsibility of each Owner of a Building Lot with respect to Improvements located on that Owner's Building Lot** (or, with respect to sidewalks, immediately adjacent to that Owner's Building Lot): **maintaining, repairing, replacing, restoring, or cleaning of: grass; landscaping and all other Improvements** (including, without limitation, decks and patios) **located within the Outdoor Living Areas...**"

#### Resolution:

The current Board of Directors of The Meadows at Timberhill Owner's adopts the following resolution at the February 2024 Board meeting:

1. The Landscape Maintenance Resolution adopted by the Board of Directors on 08/02/2004 is rescinded and replaced with the current resolution.
2. Sprinklers are required to be turned on in the spring after backflow testing has been completed. For instructions on how to turn irrigation systems on please review this link found on the HOA website: <https://www.meadowsattimberhill.com/encyclopedia.html#sprinklers>
3. Lawns and shrubs/trees must be adequately watered during the dry season; generally late spring, summer and early fall; so that landscaping is maintained in a healthy condition and lawns remain green.
4. Owners of the Meadows at Timberhill townhouses are individually responsible for landscape deficiencies specifically caused by their failure to perform adequate watering of lawns, trees, and shrubs, e.g., the death of trees or shrubs.
5. As stated in the CC&Rs 11.8, Owners of the Meadows at Timberhill townhouses are individually responsible for compliance of this resolution by lessees and other invitees, as with all other CC&Rs and Resolutions.
6. The community management company hired by the Meadows at Timberhill Owner's Association will be tasked with routinely checking on the status of the community's landscaping and will notify individual owners of any violations to this resolution.