

**CITRUS HEIGHTS HOMEOWNERS ASSOCIATION**  
**RESOLUTION OF THE BOARD OF DIRECTORS**  
**MAINTENANCE OF LANDSCAPING ON STREETSCAPES**

(Effective \_\_\_\_\_)

**RECITALS**

WHEREAS, the Citrus Heights Homeowners Association (“Association”) is governed by a Declaration of Covenants, Conditions, Restrictions and Easements for Citrus Heights, recorded with the Maricopa County Recorder on December 10, 1999 at Instrument No. 1999-1111574 (the “Declaration”), and any amendments thereto;

WHEREAS, Section 5.15 of the Declaration states that each Owner of a Lot in the Association is responsible for maintaining all landscaping in a neat and attractive manner;

WHEREAS, Section 3.1 of the Declaration requires the Association to maintain the landscaping in the Common Area tracts;

WHEREAS, there are strips of landscaping located between the streets in the community and the front yards of the respective Lots (“Streetscapes”) which are not part of the Common Area tracts. The landscaping located on the Streetscapes in front of each Lot are the respective Owners’ obligation to maintain;

WHEREAS, the Board of Directors has determined that it is in the best interest of the community and to ensure consistency throughout the community to adopt a policy to govern the maintenance of the landscaping in the streetscape areas;

NOW THEREFORE, BE IT RESOLVED that the Board hereby approves and adopts this Resolution to create a streetscape landscaping maintenance policy.

**STREETSCAPE LANDSCAPING MAINTENANCE**

1. Each Owner must maintain the landscaping in the Streetscape area located in front of his, her, or its respective Lot in a neat and attractive manner.
2. Proper maintenance of the landscaping in the Streetscape includes keeping the trees, shrubs, or other plants located thereon neatly trimmed and properly cultivated and free of weeds or other debris, in the discretion of the Board.
3. Any plants, trees, shrubs, or other landscaping that is damaged in the Streetscape is the responsibility of each respective Owner to remove and replace with plant that is like in kind and size to the damaged plant.

4. Any alterations or modifications made to the landscaping located in the Streetscape in front of the front yards on the Lots must be approved in writing by the Association's Architectural Committee.
5. The failure of an Owner to properly maintain the landscaping in the Streetscape in a neat and attractive manner may subject the Owner of the Lot to enforcement action, including the imposition of fines, litigation, or the right of the Association to enter upon the Streetscape, perform the necessary landscaping work, and charge the Owner the costs incurred to do so per Section 5.15 of the Declaration.

The Board shall retain the right to amend or repeal this Resolution.

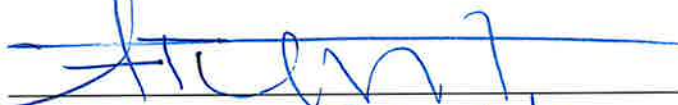
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**Certificate of Adoption**

I HEREBY CERTIFY that the foregoing is true and correct, and the above Resolution was approved by the Board of Directors at a duly called and held meeting. I further certify that all requirements for this Resolution as set forth in the Recitals were met.

DATED this 26<sup>th</sup> day of August, 2022.

**Citrus Heights Homeowners Association**



A large, stylized handwritten signature in blue ink, which appears to be "Alisa Cutright". The signature is written over a horizontal line.

By: Alisa Cutright

Its: Member